



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Pippin Phase II

Responsible Entity: County of Santa Cruz

Grant Recipient (if different than Responsible Entity): **MP Berry Farms, LLC**

State/Local Identifier:

Preparer: R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Stephanie Hansen, Interim Assistant Director
County of Santa Cruz Planning Department

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): R.L. Hastings & Associates, LLC

Direct Comments to: Suzanne Isé, AICP, Principal Planner, Housing
Section, County of Santa Cruz Planning
Department

Project Location:

78 Atkinson Lane, Watsonville, CA 95076 [APN 019-236-01] and unincorporated Santa Cruz County [APN 048-221-09]

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed Pippin Phase II project (“the project”) consists of the development of 80 new multi-family rental apartments on a nearly 15-acre site located at 78 Atkinson Lane and Brewington Avenue on the outskirts of Watsonville, CA. The site consists of two contiguous parcels, one within the city limits of Watsonville (APN: 019-236-01; 0.50 Acres) and the other just outside the City limits in unincorporated Santa Cruz County (APN: 048-221-09; 14.33 Acres). The project as proposed includes 80 apartments in three (3) residential buildings. All of the buildings are three-story, wood-frame structures without elevators. The units will range in size from one to three bedrooms and will be restricted to occupancy by lower-income households with target income levels from 30% to 60% of the Santa Cruz County Area Median Income (AMI). The proposed unit mix include 32 one-bedroom, 24 two-bedroom and 24 three-bedroom units.

The project will consist of construction of the described residential buildings and all necessary infrastructure including, but not limited to, sidewalks, curbs, gutters, lighting, water, sewer and electrical connections (including undergrounding), water drains, parking lot, landscaping and the extension of Brewington Avenue from the east side of the site across the area north of the wetlands (see maps in Project Information section).

Description of the Area

Santa Cruz County has 276,603 residents and is situated at the northern tip of Monterey Bay, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. Its natural beauty is present in the pristine beaches, lush redwood forests, and rich farmland. It has an ideal Mediterranean climate with low humidity and sunshine 300 days a year.¹

There are four incorporated cities in the County. The largest is the City of Santa Cruz, with a population of 59,946. Watsonville has a population of 51,199, Scotts Valley has 11,580, and Capitola has 9,918.²

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, with 29 miles of coastline and numerous parks and beaches. Its quaint shops, hotels and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide many opportunities for recreation and tourism. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, the Santa Cruz Museum of Art and History, the Kuumbwa Jazz Center, the Surfing Museum, the University of California Santa Cruz (UCSC) Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The County’s strong local economy is anchored by education, technology, agriculture, and tourism. The two major higher educational institutions are Cabrillo College, a community college, and the University of California, Santa Cruz (UCSC), which also hosts the Seymour Center, Long Marine Laboratory, the Lick Observatory, NOAA’s National Marine Fisheries Service (NMFS), and the Monterey Bay National Marine Sanctuary Exploration Center.

The County is served primarily by the San Jose International Airport and the Watsonville Municipal Airport and is within 100 miles of the San Francisco and Oakland international airports and Monterey Peninsula

¹<http://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

² <http://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

Airport. Freight rail access is provided by Union Pacific Railroad, with a railhead at Watsonville Junction. An Amtrak bus connector connects the County to Amtrak passenger rail stations in San Jose and Salinas.

As of 2018, Santa Cruz County residents had an average per capita income of \$34,732, a median household income of \$70,088, and a median value for owner-occupied housing of approximately \$800,000. The County of Santa Cruz, a municipal agency, has a workforce of 2,470 employees in 20 agencies and departments, and an annual budget of approximately \$777 million.³

Description of the Surrounding Neighborhood

The project site is located on the edge of a residential neighborhood on the northeastern limits of the city of Watsonville, with farmland predominating outside the city limits. Various public facilities, commercial and agricultural uses are also scattered across the unincorporated lands beyond the project site (See attachment 2_Maps & Aerials). The project will be located on the larger of two parcels comprising the site, with a second, much smaller parcel along the street frontage acquired solely to provide the required emergency vehicle access to the site. The primary parcel, APN 048-221-09, is approximately 14.33 acres (“County Parcel”) where all the proposed residential units will be built, and APN 019-236-01 is approximately 0.50 acres (City Parcel), for a total site area of 14.83 acres. However, only approximately 4.0+/- acres are currently developable due to the presence of a wetland and the 50-foot wetland buffer/setback requirement on the southwestern portion, and the 200-foot agricultural buffer requirement on the eastern portion. A road is allowed on the agricultural buffer to connect the developable portion of the site to Brewington Avenue to the south, and an emergency access road connecting to Atkinson Lane will be allowed on the City Parcel to the north. The site is bound by residential development to the north, south, west, and agricultural farmland to the east.

Construction and Design Description

The Project will consist of three 3-story wood-frame residential buildings containing a total of 80 apartments ranging from one to three-bedrooms. The Project will also include a leasing office, community room with full kitchen and computer stations, and laundry rooms. The project will contain thirty-two (32) 563 SF 1-bedroom units, twenty-four (24) 849 SF 2-bedroom units, and twenty-four (24) 1,123 SF 3-bedroom units. The community room will be approximately 908 SF. The building will be Type V construction, fully sprinklered, per the California Building Code with wood-frame construction. The exterior will be painted stucco and horizontal lap siding with wood trim and roofing shingles, and the structures will have pitched roofs.

Each apartment in the proposed development will include the following amenities: range, refrigerator, garbage disposal, heating, plastic laminate countertops, coat closets, blinds, vinyl flooring in kitchens and bathrooms, private patio/deck, separate unit storage, and will include CAT 5 wiring. All of the apartments will be designed for energy efficiency and will include energy-efficient appliances consistent with California Energy Code (Title 24).

Common amenities include a central courtyard with barbecue areas, a play structure, community garden planter boxes, laundry facilities, on-site management, a large community room with kitchen, and three large bicycle storage rooms.

Each tenant will be responsible for electric expenses including cooking, heating, hot water, water, and general electric expenses. The landlord will pay for sewer, and trash expenses, along with common area utilities.

Permanent Sources of Project Funding:

1.	Tranche A Perm Loan :	\$ 3,574,000
2.	Tranche B Perm Loan:	\$ 8,838,000
3.	County of Santa Cruz Loan	\$ 3,500,000
4.	HCD Joe Serna Farmworker Housing Loan:	\$ 7,421,843
5.	Accrued Deferred Interest:	\$ 389,461
6.	Limited Partner Equity:	<u>\$33,407,353</u>
	Total Estimated Costs:	\$57,130,658*

*Rounded up to the nearest dollar

Development Partners will include:

The project will be developed by MidPen Housing Corporation

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The primary purpose of the proposed project, is to develop 80 units of affordable housing, including one two-bedroom manager’s unit and 39 units targeting farmworkers, in an area with high housing costs and limited affordable housing. A *Market Analysis* conducted in June 2021 by the Concord Group showed that there is more than sufficient demand for affordable 1-, 2-, and 3-bedroom units, and that this project would only capture 10.5% of the local income and composition qualified household base. The growing need for housing is also epitomized by the large number of applicants to newer affordable housing projects in the county. A recent study also documented the need for 33,159 additional units of farmworker housing and 4,393 units of permanent affordable subsidized farmworker housing in the Pajaro Valley, where the project is located, for the region’s estimated 91,433 farmworkers.⁴ This project’s sister project located next door to the site, the Pippin Orchards Apartments was developed and leased by MidPen Housing in Fall 2018 and received more than 2,500 applications for 45 affordable rental units. The current wait list is nearly 2,600 households.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is located between a largely residential area on the outskirts of Watsonville, and primarily farmland and related agricultural uses outside the city limits to the east of the site. The project site was rezoned to its current milt-family residential designation in 2009 following a number of regional planning efforts, some litigation, and a settlement agreement. The proposed project is consistent with the currently zoning and General Plan land use designation of the site, 5183, the 2014 EIR Addendum adopted by the County, and a 2011 settlement agreement.

The City and County have been working together to oversee the orderly and well-planned development of this area of primarily County land that sticks partially into the City to ensure that both the sizable demand for affordable housing in the community, especially for farmworkers, is met and that the necessary infrastructure and services are in place or being developed concurrently to meet the any potential increase in demand.

The area is expected to continue developing in an orderly fashion in keeping with PUD Ord 5183, the 2014 EIR Addendum and the 2011 Settlement Agreement. Additionally, another multifamily project is being developed just outside the PUD area two blocks away on the corner of Freedom Blvd and Atkinson Drive to redevelop a parcel that had been vacated some years previously.

⁴ 2018 Farmworker Housing Study and Action Plan for Salinas and Pajaro Valleys

Funding Information

Grant Number	HUD Program	Funding Amount
N/A	Project-based Vouchers	\$12,829,200 (\$641,460/year)

Estimated Total HUD Funded Amount: \$12,829,200 – Estimated value of vouchers over 20 years

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$57,130,658*

*(Rounded up to the nearest dollar)

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <p>- The project site is located approximately 4,900’ east of the Watsonville Airport. A portion of the emergency vehicle access (EVA) along Atkinson Lane street frontage is within the airport’s outermost “Safety Compatibility Zone,” Zone 6, but all housing structures will be located outside of all safety compatibility zones.</p> <p>- There are no military airfields in or near the project area; therefore, there are no CZ or APZ in the project area.</p> <p>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</p> <p>- See Attach A: Airport Hazards</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>There are no Coastal Barrier Resources in California – Not Applicable</i></p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0392E dated 5.16.12, the project site is located in Zone X, Area of Minimal Flood Hazard.</p> <p>- Flood insurance is available but is not required.</p> <p>- See Attach B: Floodplain Management</p>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is located in an area with no Federal criteria pollutants classified as “Nonattainment.”</i></p> <p>- Per the EPA Greenbook, Santa Cruz County has no Federal criteria pollutants classified as Nonattainment.</p> <p>- Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</p> <p>- See Attach C: Clean Air</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 117(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located outside of the Coastal Zone per the County of Santa Cruz Coastal Zone map downloaded from the Santa Cruz County GIS system.</p> <p>- See Attach D: Coastal Zone Management</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves new development for habitation but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a Federal CERCLIS, SEMS or SEMS-archive site. The site was previously used for agricultural purposes but no significant impacts from agricultural chemicals were identified.</i></p> <p>-A Phase I ESA prepared by AEI Consultants (AEI), dated April 24, 2019, found no evidence of Recognized Environmental Conditions (RECs), Controlled Environmental Conditions (CRECs) or Historic Recognized Environmental Conditions (HRECs), in connection with the site.</p> <p>- AEI also investigated soil vapor migration and determined that based on a review of available resources as documented in its report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.</p> <p>- AEI notes that based on a review of historical sources, the subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. In general, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies, and therefore, could be considered a de minimis condition.</p>

		<p>- AEI prepared a Phase II Limited Shallow Soil Investigation, dated January 27, 2020, to investigate soil contamination from the use of agricultural chemicals on the property during prior agricultural uses. Although three (3) arsenic samples were found to exceed both ESLs and background levels for arsenic, AEI concluded that based on the cumulative results of the investigations that there are no significant impacts due to the historical uses of concern identified in the Phase I ESA were found and no additional investigation of these issues was recommended.</p> <p>- See Attach E: Contamination and Toxic Substances</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>- The County has determined, and USFWS has concurred, that the project may affect but is unlikely to adversely affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat, and with approved mitigations will not affect said species.</i></p> <p>- The County initiated an Amended Section 7 Informal Consultation with the United States Fish and Wildlife Service (USFWS) via a letter dated September 23, 2021. The County proposed to apply the previously approved 10 avoidance and minimization measures to avoid potential adverse effects on the California Red-Legged Frog, which it was determined that the project may affect but is not likely to adversely affect. USFWS concurred with that determination in a letter dated October 4, 2021. USFWS concurred that implementation of the proposed avoidance and minimization measures, along with existing site and area features, will reduce the risk of adverse effects on the California Red-Legged Frog.</p> <p>- The County's Amended Section 7 Informal Consultation letter referenced the prior Informal Consultation documentation and included the prior County consultation letter, USFWS concurrence letter, maps and photos of the Phase II site.</p> <p>- The minimization and avoidance measures are listed in the Conditions of Approval section at the end of this document and in the USFWS response in Attachment F.</p> <p>- The County requires the mitigation measures contained in the EIR Addendum be implemented prior to and during construction, as applicable.</p> <p>- The USFWS Critical Habitat map indicates no critical habitat on or near the project site.</p> <p>- See Attach F: Endangered Species</p>

<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- There are six locations with AST's within 1 mile of the project site, the closest of which is Speedee Oil Change located on Freedom Boulevard approximately 1258 feet west of the project site. This, and all other sites are outside of the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: https://www.hudexchange.info/environmental-review/asd-calculator/</p> <p>- See Attach G for aerials showing the distance to each site and ASD calculations for container sizes. All sizes of tanks on each site is outside of Acceptable Separation Distance (ASD) from the project site and pose no hazard to the site.</p> <p>- See Attach G: Explosive and Flammable Hazards</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site does not include soil defined as "Prime Farmland" but does include soil defined as "Prime Farmland if Irrigated" as identified by the USDA, NRCS. The project site does not include "Unique Farmland" but does include "Farmland of Statewide Importance".</i></p> <p>- Approximately 24.5% of site soils are in Map Unit Symbol 129 and 19.1% are in Map Unit 162. Map Units 129 and 162 are rated as "Prime Farmland if irrigated; approximately 48.7% of site soils are in Map Unit 177 which are rated "Farmland of Statewide Importance," and approximately 7.7% of the site is in Map Unit 185 which is Water and rated as "Not Prime Farmland."</p> <p>- Although the site contains listed soils, the site is located in an area committed to urban uses and is therefore exempt.</p> <p><i>Verified through Web Soil Survey downloads from the USDA, NRCS website at https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</i></p> <p>- See Attach H: Farmlands Protection</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0392E dated 5.16.12, the project site is located in Zone X, Area of Minimal Flood Hazard.</p> <p>- See Attach B: Floodplain Management</p>

Historic Preservation

National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800

Yes No

The County of Santa Cruz has made a Finding, and SHPO has not objected, that no historic properties will be affected by the project.

- Attachment I contains the following supporting documentation:

SHPO consultation letter dated 3.3.21 wherein the County stated it's Finding of "No Historic Properties Affected" per 36 CFR Part 800.4(d)(1); California Historical Resources Information System (CHRIS) Records Search dated 6.18.20; Tribal Directory Assessment Information (TDAI) list for Santa Cruz County; Native American Heritage Commission (NAHC) response letter dated 5.26.20; Consultation letters sent to TDAI and NAHC list contacts dated 2.1.21 – no responses were received; Archaeological Survey Report prepared by Historic Resource Associates dated June 2021; National Register of Historic Places (NRHP) map of NRHP sites in the project area which identifies no sites in the area of the project site. Atkinson Lane Specific Plan and PUD EIR Addendum, Section 3.5: Cultural Resources, and; Cultural Resources Evaluation of Six Areas Proposed for Annexation to the City of Watsonville, Appendix C: Cultural Resources.

- A Preliminary Archaeological Records Search prepared by Archaeological Consulting found no evidence of recorded archaeological or historical resources in the project area. The report recommends that permits include language that in the case archaeological resources or human remains are discovered during construction, construction, work shall be halted and the discovery evaluated by a qualified archaeologist.

- The CEQA EIR Addendum prepared for the project site found no recorded or anticipated resources of archaeological, cultural, or pre-historic significance. Mitigations were required in case site preparation or grading discovered any resources of significance.

- Additionally, the EIR Addendum identified four structures greater than 50 years old, two of which were on the project site. None of the structures appeared to meet eligibility criteria for inclusion on the California Register of Historic Places and were, therefore, permitted to be demolished. The two structures were demolished in 2013 as part of the Pippin I development.

- An Archaeological Survey Report on APN 019-236-01, the 0.5-acre parcel located at 78 Atkinson Lane, was prepared by Historic Resource Associates (HRA), dated February 2021. HRA stated that "In conclusion, after a careful field survey of the project area, no prehistoric archaeological or historical archaeological sites, features, or artifacts were identified, nor were any built environment resources discovered." The Report was updated in June 2021 to cover the entire project site. HRA concluded that "after a careful field survey of the

		<p>project area, no prehistoric or historical archaeological sites, features, or artifacts were identified, nor were there any historic built environment resources discovered. The probability of finding buried archaeological deposits is considered to be low.”</p> <p>- See Attach I: Historic Preservation</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses but is not located within 1,000 feet or line-of-sight of an arterial roadway. The project is not located within line-of-sight or 3,000 feet of an active railroad line. A portion of the project site is located within the 55 dB CNEL airport noise contour.</i></p> <p>- RBF Consulting prepared a noise assessment for the Atkinson Lane PUD which shows noise levels at the project site of 46.5 Leq.</p> <p>- The project site is located approximately 1,235 feet from Freedom Boulevard, an arterial roadway, and is not line-of-sight with multiple intervening buildings.</p> <p>- The project site is not located within 3,000 feet or line-of-sight of an active railroad line. The nearest active railroad line is approximately 10,000 feet south of the project site.</p> <p>- The County’s GIS system indicates that a portion of the project site is located in the 55 dB CNEL noise contour.</p> <p>See Attach J: Noise Abatement and Control</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p><i>Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</i></p> <p>- See Attach K: Sole Source Aquifers</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project does not involve new construction within a wetland(s) habitat but does involve construction adjacent to a wetland habitat located on the project site.</i></p> <p><i>Verified by: Wetlands Map downloaded from https://fws.gov/wetlands on 5.19.20.</i></p> <p>- The U.S. Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper indicates that there are wetlands on the project site.</p> <p>- An <i>Aquatic Resources Delineation Report</i> prepared by WRA, Inc., dated July 24, 2019, delineated 1.87-acres of Seasonal Wetland, 2.38-acres of Forested Wetland and 0.22-acres of Scrub-Shrub Wetland and 0.03-acres of non-wetland Ephemeral Drainage on the project site.</p> <p>- The project will be required to comply with the three conditions contained in 24 CFR 55.12(c)(7) as a</p>

	<p>Condition of Approval for the project. Meeting these conditions renders 24 CFR Part 55 inapplicable to the project and the 8-Step Decision Making Process.</p> <p>- In order to comply with 24 CFR 55.12(c)(7)(i), The project has been designed to not encroach into the wetlands and appropriate mitigation measures will be adhered to during construction to ensure that the wetlands are not adversely affected. There will be a 50' buffer between the wetlands and the project area.</p> <p>- Additionally, in order to comply with 24 CFR 55.12(c)(7)(ii), appropriate provisions will be made for site drainage: The project will be subject to Mitigation Measures MM 3.8-1a and MM 3.8-2 in the Atkinson Lane Specific Plan & PUD EIR Addendum. MM 3.8-1a requires preparation and approval of a final drainage plan by both the County and the City. MM 3.8-2 requires compliance with National Pollution Discharge Elimination System requirements including preparation and implementation of a Stormwater Pollution Prevention Plan.</p> <p>- In order to comply with 24 CFR 55.12(c)(7)(iii), a permanent covenant or comparable restriction will be placed on the property's continued use to preserve the wetland.</p> <p>- The Atkinson PUD 5183 <i>Exhibit B Planned Unit Development Conditions of Approval</i> includes the following conditions:</p> <p>“(c) <u>Wetland Area</u>. A Riparian Exception approving a buffer of 50 feet from the edge of the wetland area on the property is included with the adoption of this PUD. Inside this buffer limited activities will be permitted, including placement of interpretive signage at the perimeter of the buffer.–No lighting will be placed within the riparian buffer.</p> <p>(ii) A Riparian Exception is granted by this PUD for the encroachment, installation, and maintenance of drainage outlets and energy dissipaters into the 50-foot buffer area, and interpretative signage under the following conditions:</p> <ul style="list-style-type: none">• No disturbance is allowed within the mapped wetland.• Prior to issuance of the building permit for the first permanent structure, drainage plans complying with the requirements of this PUD, particularly those related to runoff-reduction and Low Impact Design guidelines, shall be reviewed and approved by both DPW Drainage and Environmental Planning.• Prior to issuance of the building permit for the first permanent structure, the applicant shall provide the County with a copy of the California Department Of Fish and-Wildlife (CDFW) 1602 Streambed Alteration Agreement, or a statement from the CDFW that no permit is required for the restoration and drainage
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		<p>improvement construction activities to occur within the wetland buffer area.”</p> <p>- Per the PUD 5183 Conditions of Approval, “development within the County Entitlements Area will utilize the wetland for storm water retention” and “all runoff from parking and driveway areas shall pass through water quality treatment prior to the wetland and/or interim drainage basin.”</p> <p>- On July 14, 2021, Ecological Concerns (EC) submitted a letter to the Department of the Army, U.S. Army Corp of Engineers (ACOE) on behalf of the proposed project’s developer, MidPen Housing, concerning whether there is a requirement for Department of the Army (DA) authorization to construct the Pippin Phase II Development project. EC submitted project plans demonstrating that the proposed project will not result in the placement of fill materials within the waters or wetlands subject to ACOE regulation, and; therefore, no DA permit is required. ACOE approved the jurisdictional determination in a letter dated November 2, 2021.</p> <p>- See Attachment L: Wetlands Protection</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of a listed river. There are no Wild & Scenic Rivers in Santa Cruz County.</p> <p><i>Verified by the Wild and Scenic Rivers list downloaded from</i> https://www.rivers.gov/river-app/index.html?state=CA</p> <p>- See Attach M: Wild & Scenic Rivers</p>

ENVIRONMENTAL JUSTICE

Environmental Justice

Executive Order 12898

Yes No

The project site is suitable for its proposed use; and with mitigations the project won't be adversely affected by a pre-existing environmental condition.

- The proposed 80-unit project has no aggregate Environmental Justice issues identified by the EPA EJSCREEN Report (Version 2019) or in this NEPA. EJ data was collected at the 0.125, 0.25, 0.5, .075, and 1-mile radii. Seven of the 11 Environmental Indicators (EI) were lower in the project area than at the comparison levels of California, EPA Region and U.S.

- Using the 0.125-mile radius centered on the project site, the Respiratory Hazard indicator exceeds comparison levels in California, the EPA Region, and the U.S. at all radii. The respiratory hazard levels averages 0.69, compared with state averages at 0.55, EPA Region at 0.53, and U.S. at 0.44. RMP Proximity of 2.1 at 0.125 mile from the site exceeds levels in California, the EPA Region, and the U.S.

- In respect to the Demographic Indicators (DI), the composite score Demographic Index at 61% is lower than surrounding areas but is higher than California, EPA Region, and U.S. percentages. The Minority Population percentage at 88% is higher than California, EPA Region, and the U.S. percentages. The Low-Income Population percentage at 34% is consistent with California, EPA Region, and U.S. percentages.

- Based on this EPA EJScreen data, regardless of population group served, the population will not be affected disproportionately by environmental issues.

- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.

- See Attach N: Environmental Justice

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>Conformance with Plans / Compatible Land Use and Zoning</p> <ul style="list-style-type: none"> - The project conforms to the City and County General Plans and Zoning Ordinances and the Atkinson Lane Planned Unit Development. - The County parcel is zoned PR (Parks, Recreation and Open Space) in the wetlands area and RM-2-R (Multi-Family Residential) on the remainder of the parcel. The General Plan Designations are O-U (Urban Open Space), and R-UH (Urban High Residential), both of which are appropriate for the project. - The City parcel is zoned R1: Single Family Residential-Low Density and the General Plan Designation is Residential High Density. <p>Scale and Urban Design</p> <ul style="list-style-type: none"> - The project area consists of single-family homes to the north and south, a multifamily project to the west, and agricultural lands to the east. - The project is required to have site and project design approved by the County of Santa Cruz prior to construction. <p>- See Attach O: Land Development</p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>Soil Suitability</p> <p>- Based on the results of a Geotechnical Investigation prepared by Haro, Kasunich & Associates, Inc. (HKA), dated June 2021, proposed development at the project site is feasible from a geotechnical standpoint provided that the geotechnical design criteria and recommendations presented in the report are followed during plan preparation and construction. HKA states that “[I]f the recommendations in our geotechnical report are followed during project design and construction, the project will be subject to “ordinary risks” as defined in the Scale of Acceptable Risks from Geologic Hazards” in Appendix D of this report.”</p> <p>- Per HKA, “[T]he primary geotechnical considerations at the site include providing adequate foundation support for new buildings, settlement potential, cut/fill slopes, the recommended 50-foot setback from the wetland, expansion potential of clay soil on the slope descending to the wetlands, and control of concentrated surface runoff.</p> <p>Liquefaction</p> <p>Per HKA, “[T]he potential for liquefaction phenomena occurrence appears minimal at the proposed building area within the prescribed [50’ wetland] setback. Southeast of the wetland, near the proposed road alignment, there is higher potential for liquefaction effects as indicated by the loose sand and high groundwater found in Boring B-9. The proposed road and utilities in this area may be damaged in the event of a major earthquake. Sub-excavation of loose near near-surface soil in the roadway alignment and re-densification of the soil as a thickened earthen mat of engineered fill will reduce the potential for damage to the road from liquefaction effects during strong seismic shaking. Flexible connections for utility lines in this area will reduce the potential for damage to utility lines.”</p> <p>Slope</p> <p>- Per USDA NRCS, the site ranges from relatively level with a 1% slope rating on the knoll located on the north portion of the site, to 6% - 9% dropping down to the wetland area.</p> <p>Erosion</p> <p>- Per HKA, “[S]urficial soils at the site have low to moderate erosion potential which can be exacerbated where there are steep slopes and uncontrolled runoff, particularly where the natural drainage is modified by impermeable surfaces common in development. Typically, once the upper surface of the material is breached by a rill or a gully, erosion proceeds at an accelerated rate, and the rills and gullies deepen and migrate headward (upslope). This process may contribute to the initiation of shallow slides if rills and gullies are not mitigated or maintained and if surface drainage controls are not adequately designed and constructed.”</p> <p>- HKA recommends that “[C]oncentrated runoff from development of the site be collected in a controlled manner and conveyed to an appropriate [approved]</p>
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discharge location . . .”

-Development of the proposed project, paved and pervious surface areas, and irrigated landscaping, along with implementation of the recommendations contained in the HKA report, will reduce the potential for erosion on the site.

- The County and City will require that standard best management practices (BMPs) be followed during construction to minimize construction related erosion from the site during construction activities.

Storm Water Runoff and Drainage

- The project is required to comply with all local, state, and federal policies and regulations related to erosion, storm water runoff and site remediation.

- Per the *Atkinson PUD 5183, Exhibit B, Planned Unit Development Conditions of Approval, Section 3 (d) Stormwater Management*. “...development within the County Entitlements Area will utilize the wetland for storm water retention and the developer or developers shall be responsible for providing a detailed final drainage plan and analysis demonstrating maintenance of the predevelopment 2-year, 2-hour release rate and storage as well as the 5-year predevelopment release rate while providing storage volume for the post development 25-year storm, and retaining existing functions of storage, infiltration and evaporation of storm water.

(i) Final drainage plans shall include information regarding detailed hydrologic modeling; existing facilities; soil and topographic data; erosion control and best management practices (BMPs); descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Program compliance; and facility maintenance to ensure for long term vegetation maintenance and access.

(ii) Low Impact Design (LID) techniques that maximize infiltration, minimize runoff volumes and rates, and minimize pollutant loadings, shall be incorporated into the project design. Such practices would include:

- Providing on-site treatment for low-flow storm events
- Enhancing treatment of off-site flows
- Providing vegetated swales for water quality treatment
- Designing for large event flood control
- Incorporating landscape features that enhance water quality; and
- Limiting the post-development runoff rate and volume to the predevelopment runoff rate and volume, to the maximum extent possible.”

- The *Atkinson Lane Specific Plan and PUD EIR Addendum* determined that with the payment of applicable impact fees and the potential new joint City-County funding mechanism, if necessary, that there will be a “Less Than Significant Impact” on stormwater infrastructure and services.

- See Attachment P: Geotechnical and Attachment Z: EIR Addendum, Section 3.12 - Public Services, Utilities and Recreation, Impact 3.12-9

		<p>- All projects within the County must comply with the current version of the County of Santa Cruz NPDES Permit and preparation of a SWPPP covering construction activities and post-construction flows.</p> <p>- See Attach P: Land Development</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Earthquake Faults and Earthquake Potential</p> <p>- The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements, as required by the County and City.</p> <p>- The site is not located in an Alquist-Priolo Earthquake Fault Zone and no Active or Potentially Active faults are known to pass directly beneath the site. The nearest fault to the site is the Zayante Fault located approximately 2 miles northeast of the site. Although not located in a fault zone, strong shaking is likely to occur on the site in the event of an earthquake on the Zayante Fault or on the San Andreas Fault located further to the east of the site.</p> <p>- The County and City will require that the recommendations contained in the Geotechnical Investigation be adhered to during design and construction of the Project. Prior to the issuance of building permits, the County will ensure that structures are designed and will be constructed in accordance with the 2016 Edition of the CBC, as recommended, during the building permit issuance process and construction site inspections.</p> <p>Landslide & Liquefaction Potential</p> <p>- The site has low potential for landslide risk based on the County of Santa Cruz GIS Landslide Hazard Areas map.</p> <p>- The potential for liquefaction phenomena occurrence appears minimal at the proposed building area within the prescribed setback. Southeast of the wetland, near the proposed road alignment, there is high potential for liquefaction effects as indicated by the loose sand and high groundwater found Boring B-9 (See Geotechnical Report). The proposed road and utilities may be adversely affected in the event of an earthquake and have been designed accordingly.</p> <p>Tsunami and Seiches Potential</p> <p>According to the California Emergency Management Agency Tsunami Inundation Maps, the project site is located in the Watsonville West Quadrangle outside of the tsunami inundation areas.</p> <p>Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.</p> <p>Noise</p> <p>The project will temporarily increase community noise levels during</p>

construction due to normal noises attributable to construction activities;

- During construction, the City and County will require that standard BMP's be adhered to including allowable hours for use of equipment and other construction activities:

In accordance with Policy 9.2.6 of the County of Santa Cruz General Plan Noise Element and Section 13.15.040 of the Santa Cruz County Code, the County will limit construction that involves motorized equipment to Monday through Friday from 8:00 am to 5:00 pm. The City of Watsonville will restrict construction activities within 1,500 feet of noise-sensitive receptors between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday with no construction permitted on legal holidays. Equipment maintenance and servicing will be confined to the same restrictions. Exceptions to the specified construction hours will only be allowed for construction emergencies and when approved by the County of Santa Cruz Planning Department.

- The City and County will require the above limitation on hours and other restrictions be placed in all construction contracts along with the following items:

- County: Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.

- City: Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; during construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors; operate earthmoving equipment on the construction site, as far away as practical from noise sensitive receptors; operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receive a complaint during construction activities, the superintendent shall investigate, take appropriate corrective actions, and report the action taken to the reporting party.

- With the above measures, the EIR Addendum concludes that there will be a "Less Than Significant Impact" in respect to Noise.

- A slight rise in ambient noise levels are expected due to the project but no permanent significant increase in ambient noise levels are anticipated due to the small (80-unit) size of the project. Increases are anticipated to be consistent with noise levels from surrounding residential land uses.

Air Quality

- The project is located in the North Central Coast Air Basin (NCCAB), which is overseen by the Monterey Bay Air Resources District (MBARD), which serves San Benito, Santa Cruz and Monterey counties.
- MBARD's 2012-2015 Air Quality Management Plan includes typical construction activities and planned residential growth as part of its emissions inventory.
- During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.
- The *Atkinson Lane Specific Plan and PUD EIR Addendum* determined that there would be potentially significant impacts during construction activities if there were greater than 2.2 acres per day of earthmoving activities or greater than 8.1 acres per day of final grading activities. If either of these thresholds are exceeded, then Mitigation Measure 3.3-1a in the EIR Addendum is required to be adhered to in order to not exceed MBARD's short-term construction emission thresholds.
- **See Attach Z: EIR Addendum, Section 3.3 - Air Quality pp. 3.3-18-20**

Wildland Fires Potential

- The project will not expose people or structures to significant risk of loss or injury due to wildland fires. Just over half of the project site is located in an area classified as a Local Responsibility Area (LRA) Unzoned by Cal Fire and just under half of the site is classified as LRA Moderate Fire Hazard Severity Zone.
- Verified by Cal Fire "Very High Fire Hazard Severity Zones in LRA" map.*

Emergency Response & Access

- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is required to comply with County of Santa Cruz General Plan Policies 6.5.1, 6.5.3, and 6.5.5, and City of Watsonville General Plan policies to ensure adequate emergency ingress and egress from the project site.

Hazardous Materials

- The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process.

Verified by Phase I ESA prepared by AEI Consultants dated April 24, 2019

		<p>Construction Site Safety</p> <ul style="list-style-type: none"> - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury. - See EIR Addendum Section 3.9 - Land Use and Planning, pages 3.9-11 to 3.9-57 for a discussion of consistency with County of Santa Cruz and City of Watsonville General Plan policies in each of the areas discussed above. - See Attachment E: Contamination and Toxics Substances; Attachment O: Land Development; Attachment P: Geotechnical; Attachment Z: EIR Addendum Section 3.6 - Geology and Soils; Section 3.7 - Hazards and Hazardous Materials, p. 3.7-2; Section 3.9 - Land Use and Planning, pp. 3.9-29 to -32, and; Section 3.13 – Transportation and Circulation, pp. 3.13-12 to -14
Energy Consumption	1	<ul style="list-style-type: none"> - The project will comply with Title 24 requirements for energy efficiency. The project will be all electric and all appliances will be Energy Star rated. - The project will have photovoltaic panels to reduce energy consumption from the grid and reduce project operating costs. <p>- Verified by Luis A. Preciado, Project Manager, MidPen Housing</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<ul style="list-style-type: none"> - The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant.
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> - At 80 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents. - The project site is vacant and, therefore, there will be no displacement of persons or businesses.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><i>Educational Facilities</i></p> <ul style="list-style-type: none"> - Per the <i>Atkinson Lane Specific Plan and PUD, Environmental Impact Report Addendum</i>, dated April 2014, Impact 3.12-3, the proposed project would generate approximately 829 people, 455 of which would be school-aged children, increasing the demand on school services within the Pajaro Valley Unified School District (PVUSD). While there is sufficient existing capacity to meet the needs of middle and high school children, the elementary schools are currently over capacity. However, future development within the planning area would be required to pay development fees to the PVUSD. The project applicant's fees would be determined at the time of the building permit issuance and would reflect the most current fee amount requested by the PVUSD. Payment of development impact fees would reduce the impact to the PVUSD to a less than significant level. - <i>Extracted from the Atkinson Lane Specific Plan and PUD, Environmental Impact Report Addendum, dated April 2014, Section 3.12, pp. 3.32 – 3.34</i> - Additionally, the project is designed to serve existing low-income members of the community with children who are already enrolled in area schools and not generate additional population growth in the area. <p><i>Cultural Facilities</i></p> <ul style="list-style-type: none"> - The proposed project may potentially result in an increase in demand on or for cultural facilities in the County of Santa Cruz and surrounding cities but, due to the small project size and that the project is intended to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. - Watsonville sits near the Monterey Bay, midway between two tourist destinations – Monterey/Carmel to the south and Santa Cruz to the north. These nearby cities offer a wealth of cultural activities. Sunset State Beach is approximately 5 miles from the project. There are also miles of nature trails around the Watsonville coastal area. The nearest trailhead for the Watsonville Slough Trail on its east side (side nearest the site) is approximately 0.84 miles from the project site. The wetlands provide opportunities for year-round bird watching. - The City has a Trails and Bicycle Master Plan for the Watsonville Scenic Trails Network with the nearest access point less than 0.25 miles from the proposed Pippin II project site. - The Freedom Branch of the Watsonville Public Library (2021 Freedom Blvd.), is approximately .08 miles from the project site, an approximate 15-minute walk.

		<ul style="list-style-type: none"> - The Pajaro Valley History Museum (332 E. Beach St.) is approximately 1.5 miles away. The Pajaro Valley Arts Gallery (37 Sudden Street) is approximately 1.3 miles away and features local artists including “Latino art and culture”. - The Santa Cruz County Fairgrounds (2601 E. Lake Ave.) is approximately 2.0 miles from the site. The fairgrounds shares its location with the Agricultural History Museum and the Sierra Azul Sculpture Garden and Nursery. - Cabrillo Community College has a branch in Watsonville, (318 Union Street) which is approximately 1.5 miles from the project site and offers a wide range of classes. The main Cabrillo campus is only 9.5 miles away in Aptos. The University of California, at Santa Cruz is 17 miles away. - Watsonville hosts the annual Monterey Bay Birding Festival and the Watsonville Strawberry Festival. - There are 45 properties located in Santa Cruz County that are listed in the National Register of Historic Places. - See Attachment I: Historic Preservation; and Attachment Q: Community Facilities and Services
Commercial Facilities	1	<ul style="list-style-type: none"> - The proposed project will be potentially beneficial to nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods. - Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services as there is adequate and accessible public transportation making commercial facilities across the entire Watsonville urban area reasonably accessible to residents. - Due to the small size of the project (80 units), the net impact is expected to be low and less than significant.
Health Care and Social Services	2	<p>Health Care</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly impact demand for health care services in the area. Sufficient health care services are available in Santa Cruz County and the City of Watsonville to handle any potential increased demand. - Due to the small size of the project (80 units), the net impact is anticipated to be low and less than significant. - Additionally, the County and City anticipate that the majority of future project residents currently reside in the area and, therefore, there is anticipated to be little to no net increase in demand for health care services. - The Watsonville Community Hospital (75 Nielson Street) is located approximately 1.5 miles from the project site and is a full-service hospital with 106 beds, has 24/7 emergency care and a pharmacy. This hospital has the

capacity to absorb more residents and offers financial counseling and financial assistance.

- The Watsonville Health Clinic (9 Crestview Drive) is located approximately 0.3 miles from the project site and provides free and income-based services.

- The Plazita Medical Clinic (1150 Main Street) is located approximately 1.1 miles from the project site and provides preventative and curative health care. They have bi-lingual staff.

- The Hyde Elementary Health Clinic (125 Alta Vista Avenue) is located approximately 0.5 miles from the project site. They are part of the Salud Parala Gente Health Center network and provide a range of services such as a Migrant Health Care Clinic, family medicine, family planning, and a low-income dental clinic.

- Watsonville Center Urgent Care, part of the Palo Alto Medical Foundation (550 South Green Valley Road), is located approximately 0.9 miles from the project site and provides primary care and specialists and urgent care. The urgent care has the ability to serve any additional residents that might be generated by this project.

- **See Attachment Q: Community Facilities and Services**

Social Services

- Due to the small size of the proposed project (80 units), the project is not expected to significantly increase demand for social services.

- As noted previously, the project is expected to provide affordable housing for households already residing within the project area and, therefore, there would be little increase in demand for services generated by the project. Such services as are needed are offered in a wide variety by both public agencies and private non-profit agencies in Santa Cruz County and the City of Watsonville.

Social Services in the area (social services and social/recreational services) include the following:

- The Watsonville Youth Center (30 Maple Ave.) is located approximately 1.65 miles from the project site. This center offers a recreational and career center. The Youth NOW Student Center (124 E. Lake Ave.) is 1.4 miles away. It offers academic and social support.

- Catholic Charities (217 E. Lake Ave.) is approximately 1.35 miles from the site. They provide family support services. The Women's Ventures Project (406 Main St.) is approximately 1.5 miles away and provides women with skills and support to make a living wage. The Women, Infant and Children (WIC) Supplemental Nutrition Program (18 W. Lake St.) is approximately 1.45 miles from the site.

- Encompass Community Services is a non-profit organization providing a variety of countywide programs in behavioral health, educational services, and other programs.

		<p>- Additionally, MidPen Housing provides services that help residents increase their personal and financial resources and families achieve stability and upward mobility. MidPen does not charge residents for these services. The staff at Pippin Phase II will include an Academic and Family Services Coordinator, who will provide bona fide service coordination to all residents, as well as deliver ongoing after-school educational programs and coordinate financial literacy training, vocational development, and other educational programs for adults.</p> <p>- See Attach Q: Community Facilities and Services</p>
Solid Waste Disposal / Recycling	2	<p>- The proposed project will generate additional solid waste but will not exceed the ability to collect or recycle solid waste.</p> <p>- The Santa Cruz County Recycling and Solid Waste Services (SCRSWS) is responsible for the operation and administration of solid waste diversion and disposal in the unincorporated area of the County of Santa Cruz and the City of Scotts Valley. SCRSWS operates the County’s two solid waste facilities: the Buena Vista Landfill west of Watsonville and the Ben Lomond Transfer Station in the San Lorenzo Valley. The County of Santa Cruz has a contract with GreenWaste Recovery of Santa Cruz County for the collection of refuse, recycling and yard waste.</p> <p>The City of Watsonville’s Public Works and Utilities, Solid Waste Division, handles solid waste management, including waste disposal and curbside recycling for the City of Watsonville. Solid waste is taken to the City landfill located four miles outside of the City of Watsonville on San Andreas Road. The total capacity of the landfill is estimated to be almost 2.5 million cubic yards. As of 2000, the used capacity was estimated at approximately 0.5 million cubic yards, and remaining capacity at 2 million cubic yards. The landfill permitted maximum disposal is 275 tons per day and as of 2005 the actual disposal rate was approximately 113 tons per day (CIWMB 2008).</p> <p>For processing recyclable materials, the City owns and operates a materials recovery facility (MRF) on Harvest Drive. The MRF also handles construction/demolition debris and other selected waste streams.</p> <p>- The <i>Atkinson Lane Specific Plan and PUD EIR Addendum</i> determined that there is sufficient capacity for the entire proposed build-out of 220 residential units and there will be a “Less Than Significant Impact” in this area.</p> <p>- See Attachment Z: EIR Addendum, Section 3.12 - Public Services, Utilities and Recreation p. 3.12-40</p>
Waste Water / Sanitary Sewers	2	<p>- The proposed project may result in increased wastewater generation but will not exceed existing treatment plant capacities or exceed wastewater treatment requirements of the Regional Water Quality Control Board. Therefore, the project will not result in the need for the construction of new facilities or the expansion of existing treatment facilities.</p> <p>- Mains extend up to the project area and are sized adequately to accommodate this extension and increased waste water generation.</p>

		<ul style="list-style-type: none"> - The <i>Atkinson Lane Specific Plan and PUD EIR Addendum</i> determined that at full build-out approximately 88,000 gallons per day of wastewater will be generated. There is currently capacity to treat up to 12.1 million gallons per day with only an average of 7 million gallons treated; therefore, there is sufficient capacity for the entire proposed build-out of 220 residential units and there will be a “Less Than Significant Impact” in this area. - Additionally, the project will be required to pay a per unit sanitary sewer connection fee to the City in order for the City to serve the project. - With the existing capacity and required fee, the project will have a “Less Than Significant Impact.” - See Attachment Z: EIR Addendum, Section 3.12 - Public Services, Utilities and Recreation, Impact 3.12-6
Water Supply	2	<ul style="list-style-type: none"> - The project will be served by the City of Watsonville which gets its water supply from surface and ground water. At full build-out of the project area, water usage is projected to increase by 43 AFY (acre-foot-year). - The project will be required to pay a water connection fee to the City which is partially used to retrofit older fixtures with water saving fixtures to conserve water usage. - Additionally, the project owner is required to generate a water management plan and submit the plan to the City of Watsonville Water Department for its review and approval detailing how it will monitor domestic water consumption by the tenants in terms of targeted per-capita consumption rates, how it will inform and educate tenants regarding the targeted per capita water consumption rates and ways to reduce consumption in order to meet the rates. The Applicant shall report to the City every three months the performance of the project with meeting per capita water consumption rates. - The City has determined that there is sufficient capacity to serve this project as part of the full build-out of 220 residential units and in conjunction with the impact fee that there will be a “Less Than Significant Impact” in this area. - Water supply infrastructure will need to be extended into the project site. Water mains extend to the project area and are of sufficient size to accommodate the additional supply. Additionally, the project will be required to pay a development impact fee at the time of issuance of building permits for the project. If this fee and taxes are not sufficient to fund necessary infrastructure, the City and County will enter into an agreement to fund the necessary infrastructure and pay for it with levies on future development. - See Attachment Z: EIR Addendum, Section 3.12 - Public Services, Utilities and Recreation, Impact 3.12-7 and -8

Public Safety
- Police, Fire
and
Emergency
Medical

2

Public Safety – Police

- The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the size of the project (80 units) and that the project marketing plan prioritizes leasing to current Santa Cruz County residents and/or workers, rather than attracting new residents into the area.
- Law enforcement services for the unincorporated areas of the County are provided primarily by the Santa Cruz County Sheriff’s Department, although mutual aid and emergency response is also provided by police personnel in local cities. The closest Sheriff’s station to the site is the Pajaro Valley South Service Center. If and when the project is annexed into the City, the site will be served by the Watsonville Police Department which is headquartered at 215 Union Street, approximately 1.7 miles from the project area. Response times from headquarters will be lower than the department’s response time goal. The Freedom Blvd satellite station may also serve the project and lower response times.
- The project will be required to pay a combination of City and County impact fees at issuance of building permits.
- The *Atkinson Lane Specific Plan and PUD EIR Addendum* determined that with the payment of applicable impact fees and a potential new joint City-County funding mechanism, if necessary, that there will be a “Less Than Significant Impact” on law enforcement services.
- **See Attachment Z: EIR Addendum, Section 3.12 - Public Services, Utilities and Recreation, Impact 3.12-2**

Public Safety – Fire

- The proposed project may increase demand for fire protection services but compliance with all fire protection requirements of the local fire agency and the Uniform Fire Code for fire safety and fire emergency response will avoid significant impacts. This includes the requirement to incorporate fire sprinklers into all structures.
- The project will be designed to meet all of the standards and requirements identified by the local fire agency.
- Full build-out of the Atkinson Lane Specific Plan area is projected to generate approximately 829 people, which would subsequently increase the demand for fire protection services within the planning area. The *Atkinson Lane Specific Plan and PUD EIR Addendum* determined that with the payment of applicable impact fees and a potential new joint City-County funding mechanism, if necessary, that there will be a “Less Than Significant Impact” on fire protection services. The project will be required to pay applicable fire impact fees at the time of issuance of the building permits.
- Per an MOU between the City and County, the County Entitlements Area, including this site, will be served by the Watsonville Fire Department and Fire

		<p>Station #2 located at 372 Airport Boulevard. The City of Watsonville Fire Department is in the process of planning an additional fire station that would be located at 1509 Freedom Boulevard. Once constructed, this station would become the primary station to serve this site.</p> <p>- See Attachment Z: EIR Addendum, Section 3.12 - Public Services, Utilities and Recreation, Impact 3.12-1</p> <p>Public Safety – Emergency Medical Services</p> <p>- The proposed project is not expected to significantly increase demand for emergency medical services due to the small size of the project and as the project is designed to serve the needs of current area residents.</p> <p>- The Watsonville Community Hospital (75 Nielson Street), is located 1.5 miles from the project site and is a full-service hospital with 106 beds, 24/7 emergency care and a pharmacy. This hospital has the capacity to absorb more residents and offers financial assistance counseling and assistance.</p> <p>- Watsonville Center Urgent Care (550 South Green Valley Road) is located 1.5 miles from the project site and provides primary care and specialists and urgent care.</p> <p>- The project is required to comply with County and City Standards regarding roadways and related issues including County of Santa Cruz General Plan Policy 6.5.1 - Access Standards, to ensure adequate access to the project area and site for emergency services response so as to not negatively impact response times. The access design must be approved by the County and City fire agencies.</p> <p>- See Attachment Z: Draft EIR, Section 3.9 – Land Use and Planning; Attachment Y: EIR Addendum, Section 3.9 - Land Use and Planning, pp. 3.9-29 and -30, Section 3.12 – Public Services, Utilities and Recreation, pp. 3.29 – 3.32, and Section 3.13 – Transportation and Circulation,</p>
Parks, Open Space and Recreation	2	<p>- The proposed project may generate a moderate increase in demand on and for open space and other recreational opportunities in the area. There are abundant open space and recreational opportunities in Santa Cruz County and in the City of Watsonville and the surrounding areas. The project site is located within a few miles of the ocean, near the Monterey peninsula and the Coastal mountain range, all of which have abundant recreational opportunities and activities. Additionally, the project will include open spaces on the site and an open common area for residents.</p> <p>- Per the <i>Atkinson PUD 5183, Exhibit B, Planned Unit Development Conditions of Approval, Section 3 – Site Standards, (e) Open Space</i>. “The open space requirements specified in County Code Section 13.10.323 e(6)F shall not apply. Instead, the developer will be required to provide a minimum of 50 square feet of private open space per unit, and a minimum of 150 square feet of common open space per unit. Common open space may consist of active or passive recreation space, designed with both children and adults in mind.</p> <p>(i) The Design Review process shall determine the final configuration and location of open space on-site, with special consideration for the opportunity to</p>

incorporate passive open space adjacent to the wetland area and active areas that are safe and observable from adjacent housing units.”

- The City of Watsonville approved a Trails and Bicycle Master Plan for the Watsonville Scenic Trails Network in November 2012 with one street trail down Brewington Avenue connecting to a trail around the wetlands on the project site and another leg across to join the proposed levee trail.

- The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 38 neighborhood, community, and regional parks, which total over 500 acres of parkland and open space in unincorporated Santa Cruz County. County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Coastal access points within the County are shown on the County website along with a list of parks and a listing of all the features at each park. The closest County park to the project site is the Pinto Lake Park, which is located approximately two miles north of the project site, along Green Valley Road. The park is approximately 294 acres in size. The County manages a 216-acre portion in the northern portion of the park and the City of Watsonville manages a 78-acre portion of the park.

- The City of Watsonville Park and Community Services Department operates a total of 24 parks, which total 317 acres of parkland within the City of Watsonville. There are 16 vest pocket parks totaling 12 acres, six neighborhood parks totaling 27.7 acres, and two community parks totaling 104.3 acres within the City (see Figure 3.12-1b: Existing City Parks). Furthermore, there are six recreation centers located throughout the City. The City of Watsonville General Plan defines vest pocket parks as up to two acres in size and serving residents within a ¼ mile radius. Neighborhood parks are defined as two to 10 acres in size and serving residents up to one half mile away. Community parks are typically large in size (20 acres and more) and with a service which encompasses the entire community. In addition to City-owned facilities, the Watsonville Parks and Community Services Department utilizes some recreation facilities owned by the PVUSD, including jointly constructed recreation facilities at EA Hall Middle School and Starlight Elementary School, the Watsonville High School swimming pool, and various gymnasiums.

- Arista Park is the only vest pocket park within ¼ mile of the site. Arista Park is 0.3 acres in size, located west of the planning area at 52 Arista Court. The park provides amenities for children’s activities and generally serves the residents along Arista Lane and Arista Court. Crestview Park is the only neighborhood park within one half mile of the planning area and borders the southern end of the planning area at the corner of Crestview Drive and Brewington Avenue. At 2.1 acres in size, the park is considered small for a neighborhood park. The park offers tennis courts and passive recreation. As the Crestview Park is considered small for a community park, the planning area is recognized as an underserved area, which is located more than one quarter mile from a community park of over 2 acres in size or a school.

The planning area is located just over a mile from both the Ramsey and Pinto Lake community parks. Ramsey Park is approximately 32 acres in size and is located west of the planning area, at 1301 Main Street. This community park offers two baseball diamonds and a picnic area. The Pinto Lake Park is approximately 78.5 acres in size and is located north of the planning area, at 451

		<p>Green Valley Road. This park offers a wide range of recreational facilities and activities such as a softball diamond, a volleyball court, horseshoes, children's playground, pedal and row boats, and fishing.</p> <ul style="list-style-type: none"> - Even with the facilities listed above, the area is currently considered under-served. However, the Atkinson Lane Specific Plan, as built out, will provide an additional 3.5-acre park adjacent to Crestview Park, and as part of that this project will pay applicable impact fees for parks and recreational uses. - The <i>Atkinson Lane Specific Plan and PUD EIR Addendum</i> determined that with the payment of applicable impact fees and a potential new joint City-County funding mechanism, if necessary, that there will be a “Less Than Significant Impact” on parks and open space. - See Attachment Q: Community Facilities and Services and Attachment Z: EIR Addendum Section 3.12 - Public Services, Utilities and Recreation, Impact 3.12-4
<p>Transportation and Accessibility</p>	<p>2</p>	<p>Accessibility</p> <ul style="list-style-type: none"> - The project is required to and will meet all federal, state and local regulations governing accessibility. - There are bus stops located along Freedom Boulevard within easy walking distance of the site and residents will have the ability to request accessible public transportation through Santa Cruz Metro. <p>Transportation</p> <p><i>Temporary Impacts</i></p> <ul style="list-style-type: none"> - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. <p><i>Permanent Impacts</i></p> <ul style="list-style-type: none"> - Due to the small size of the project (80 units) and its location, any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project. - The project is required to be consistent with and comply with the requirements of County of Santa Cruz General Plan and City of Watsonville general policies as discussed in the EIR Addendum Section 3.9 - Land Use and Planning, which discusses the reduced impacts resulting from removal of the City Specific Plan area that was included in the Draft EIR analysis. These policies cover a wide range of items including: vehicular traffic including LOS or roadways and intersections, limitations on through traffic and speed, and traffic calming features such as traffic circles, bulb-outs, and landscaping to increase safety; transit facilities and design features to encourage the use of transit over private cars, pedestrian access and safety and design features to promote pedestrian use,

bicycle access and safety and design features to encourage use of bicycles over private cars, and; design aesthetics and lighting among other areas.

- An Atkinson Lane Specific Plan Traffic Impact Analysis (TIA) was prepared for the Specific Plan area by RBF Consulting in January 2009 and updated on March 3, 2014 to analyze and discuss the reduced impacts from removal of the City Specific Plan area from the analysis. The TIA was based on a 10% greater number of units than allowed by the County and City and includes the impact of the 80 units of this project. The TIA prepared a trip generation forecast and added these numbers to the existing and background numbers to evaluate the LOS of roadway segments and intersections that would carry additional traffic from the project area. The Project will include off-site improvements to help minimize traffic impacts on adjacent residential streets and intersections and provide safe and efficient access to the project area to the greatest extent feasible.

- The County and City will require each project, including this one, to pay a Transportation Impact Fee. This project will be required to pay its fair share of applicable transportation impact fees proportional to its forecast trip generation in order to maintain or improve the level of service in the project area to acceptable conditions.

- The Watsonville Transit Center is part of the Santa Cruz Metropolitan Transit District (SCMTD), which provides mass transit for the County of Santa Cruz. Currently, Route 69A and 71 (Santa Cruz to Watsonville) are the only bus routes that travel in the vicinity of the project site. Buses travel north and south on Freedom Boulevard and the closest bus stops to the project are located at the Atkinson Lane / Freedom Boulevard intersection and the Crestview Drive/Freedom Boulevard intersection. These bus stops are located within approximately a quarter mile of the proposed site.

- SCMTD operates regional service to Santa Cruz, Marina, and Salinas.

- As discussed above, the project has been designed to be pedestrian and bicycle friendly and to promote walking, bicycling, and use of transit.

- As discussed above, the City also approved a Trails and Bicycle Master Plan for the Watsonville Scenic Trails Network in November 2012 with one street trail down Brewington Avenue connecting to a trail around the wetlands on the project site and another leg across to join the proposed levee trail.

- The County and City have determined that in all respects there will be either a "Less Than Significant Impact" or a "Less Than Significant Impact with Mitigation" in respect to Transportation.

- **See Attachment R: Transportation, Attach Z: EIR Addendum, Section 3.9 Land Use and Planning, pp. 3.9-14 to 3.9-17 and 3.9-50 to 3.9-52 and Section 3.13 - Transportation and Circulation**

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p><i>Unique Natural Features</i></p> <ul style="list-style-type: none"> -The project site contains no unique natural features. - The southwest corner of the site contains jurisdictional wetlands of the U.S. A 50' buffer will be placed between the wetlands and the area of the site where the project will be constructed and an additional setback from project structures. - Aside from the jurisdictional wetlands, the site contains non-native grasses and ruderal vegetation. <p>- See USGS Map, Aerial Maps and Photos in Project Information</p> <p><i>Water Resources</i></p> <ul style="list-style-type: none"> - The project will not utilize on-site wells. The project will receive public water through the City of Watsonville. The EIR Addendum states that there will be an increase in water demand of 43 AFY at full build-out (See Water Supply element above). - See Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff element above for information on the issue of Storm water runoff. - Additionally, sewer service will be processed by the City of Watsonville sewer system and will not utilize an on-site septic system (see Waste Water / Sanitary Sewers element above). - See Attachment Z: EIR Addendum, Section 3.8 - Hydrology and Water Quality, and; Section 3.12 - Public Services, Utilities and Recreation
Vegetation, Wildlife	2	<p><i>Vegetation</i></p> <ul style="list-style-type: none"> - Jurisdictional wetlands of the U.S. are located on the southwest corner of the project site flowing out into the center of the site. A 50' buffer will be maintained between the wetlands and the project area. - Other than vegetation associated with the wetlands, site vegetation consists primarily of California Annual Grassland, blackberry scrub and an ephemeral drainage area. <p><i>- For more information see the Endangered Species Act and Wetlands Protection Factors above</i></p> <ul style="list-style-type: none"> - Both the City of Watsonville and Santa Cruz County contain Municipal Code requirements governing trees; therefore, <i>A Tree Inventory and Preliminary Impact Assessment</i> was prepared for the project site by Kurt Fouts, dated March 4, 2020. The study summarized the health and structural condition of thirty-two protected trees, the preliminary evaluation of anticipated construction impacts of the trees, and recommendations for retention or removal of assessed trees based on their condition and anticipated

construction impacts. Thirty-two “protected” trees were inventoried within or near the project limits, 25 of which are in the County of Santa Cruz parcel and seven within the City of Watsonville parcel. Most of the trees were found to be in good or fair condition. Ten trees including one (1) privet and nine (9) coast live oak, will require removal due to high construction impacts. Four trees, one (1) locust and three (3) coast live oak, are in poor condition and are not suitable for retention in the project. The impacts to most of the trees on the City parcel were not assessed in the study since no site plan was available at the time. The preliminary design available will allow the retention of 18 of the 32 trees inventoried. If removals are permitted, replacement trees will be required. The preliminary site plan indicates locations for 37 replacement trees, a replacement ratio of 2.5 to one.

- Kurt Fouts, an ISA Certified Arborist and preparer of the *Assessment* discussed above, provided a letter dated September 17, 2020 to the County of Santa Cruz Environmental Planning with his recommendation on road placement to serve the project due to projected impacts on a number of trees on the site.

- Kurt Fouts prepared a second report, *Arborist Report – Tree Protection Plan*, dated May 23, 2021 “to evaluate and advise if plans for the proposed project conform to the recommendations of the, *Arborist Report - Tree Inventory & Preliminary Impact Assessment* dated 3/4/2020, and to provide tree protection specifications for retained trees. Fouts determined that “[W]ith minor differences the plan set is consistent with the preliminary arborist report. In the preliminary plan set the tree removal count is increased by one tree, when compared to the preliminary arborist report.” In this report he recommends retention of one additional coast live oak, T72, resulting in a net- zero tree removal count.

- A Preliminary Site Plan prepared by Ifland Engineering, dated 1.11.2021, indicates that a total of 15 trees will be removed, 4 due to their poor condition and 11 due to construction. All trees will be replaced as required.

- **See Attachment L: Wetlands Protection** for additional information on wetlands on the site, **Attachment F: Endangered Species** for additional information on site vegetation, and **Attachment S: Vegetation and Wildlife**.

Wildlife

- EcoSystems West Consulting Group (EcoSystems West) and Bryan M. Mori Biological Consulting Services (BMM) conducted an assessment of biological resources within the Atkinson Lane Planning Area, within which this site is located. The assessment found one federal special-status plant species present in the area, the Santa Cruz Tarplant which is classified as Threatened. The Tarplant occurs solely on the adjacent PG&E property and will not be disturbed by development of the project. The assessment found one federal special-status wildlife species, the California Red-Legged Frog which is classified as Threatened, with the potential to occur on the project site. The EIR Addendum requires the implementation of mitigation measures designed to protect the CRLF and prevent take. See the discussion on “Endangered Species” above.

		- See Attachment F: Endangered Species for additional information on endangered species and other wildlife on the site.
Other Factors	2	N/A

Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- MidPen Housing – Luis Preciado and others
- County of Santa Cruz
- City of Watsonville
- AEI Consultants
- Architectural Resources Group
- Haro, Kasunich and Associates, Inc. – April 12 & 19, 2019
- Kurt Fouts – Arborist Consultant
- EcoSystems West Consulting Group
- Bryan M. Mori – Biological Consulting Services
- Historic Resource Associates – February 22, 2021 and June 3, 2021

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards

- 24 CFR Part 51 Subpart D
- Google Maps
- Google Earth

Coastal Barrier Resources

- Not applicable in California

Flood Insurance

- FIRM Community Panel number FIRM map 06087C0392E dated May 16, 2012

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

Coastal Zone Management

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/>

Contamination and Toxic Substances

- AEI Consultants – Phase I Environmental Site Assessment, dated 4.24.20
- AEI Consultants – Limited Shallow Soil Investigation, dated 1.27.20

Endangered Species

- U.S. Fish and Wildlife Service Section 7 Informal Consultation response dated June 2, 2015
- EcoSystems West Memo to Cynthia Iwanaga dated 6.14.2013 which includes the following items:
 - EcoSystems West letter to USFWS Ventura Office dated March 27, 2013
 - Bryan M. Mori Biological Consulting Services “Atkinson Property - California Red-Legged Frog Site Assessment Update” to EcoSystems West dated March 20, 2013
 - U.S. DOI, Ventura Fish and Wildlife Service Office letter to EcoSystems West dated October 30, 2008
 - Douglas Cooper, USFWS Ventura Office email to Bill Davilla of EcoSystems West dated 4.25.13
 - Bill Davilla of EcoSystems West email to Douglas Cooper of USFWS Ventura Office dated 3.28.13
- Bryon M. Mori Biological Consulting Services “Atkinson Property - Western Pond Turtle Site Assessment Preliminary Results” dated May 22, 2013
- Atkinson Lane Specific Plan and PUD EIR Addendum - Section 3.4: Biological Resources
- Atkinson Lane Specific Plan and PUD EIR Addendum - Appendix D: Biological Resources which includes the following items:
 - Draft Biotic Assessment for the Proposed City of Watsonville and Santa Cruz County Atkinson Lane Specific Plan, Santa Cruz County, California. January 2009
 - Draft Delineation of Wetlands and Waters of the U.S. Subject to Section 404 Jurisdiction for the Atkinson Lane Specific Plan. January 2009
 - Special Status Amphibian and Reptile Preliminary Site Assessment - Santa Cruz County GIS Property Reports on all parcels
- Bryon M. Mori Biological Consulting Services “Atkinson Property - Western Pond Turtle Site Assessment Update Final Report” dated July 5, 2013
- USFWSS – Critical Habitat for Threatened & Endangered Species
- Santa Cruz County GIS Property Reports on all parcels

Explosive and Flammable Hazards

- AEI Consultants – Phase I Environmental Site Assessment, dated 4.24.19
- Google Earth

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Floodplain Management

- FIRM Community Panel number 06087C0392E dated 5.16.12

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System report, dated 6.22.20
- Native American Heritage Commission response, dated 5.26.20
- Tribal Directory Assessment Information – Contact Information for Tribes of Santa Cruz County, CA
- National Register of Historic Places (NRHP) Records Search
- The USGS, Watsonville West Quadrangle 7.5-Minute series topographic map
- Atkinson Lane Specific Plan and PUD Draft EIR, Section 3.5: Cultural Resources
- Atkinson Lane Specific Plan and PUD EIR Addendum, Section 3.5: Cultural Resources
- Atkinson Lane Specific Plan and PUD Draft EIR, Appendix C: Cultural Resources
- Historic Resource Associates – Archaeological Survey Report on APN 019-236-01
- Google Aerial Photos

Noise Abatement and Control

- Atkinson Lane Specific Plan & PUD Draft EIR - Noise Measurement Locations: Figure 3.10-2
- Atkinson Lane Specific Plan & PUD Draft EIR, Section 3.10 - Noise
- Atkinson Lane Specific Plan & PUD EIR Addendum, Section 3.10 - Noise
- Figure 13.19 – Watsonville Airport Noise Contours, Watsonville GIS Center, 4.10.12
- Google Earth

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

Wetlands Protection

- Atkinson PUD 5183, Exhibit B, Planned Unit Development Conditions of Approval
- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> on 5.19.20
- WRA, Inc. - Aquatic Resources Delineation Report dated 7.24.19
- Atkinson Lane Specific Plan & PUD Draft EIR
- Atkinson Lane Specific Plan & PUD EIR Addendum
 - EcoSystems West - Delineation of Wetlands and Waters of the U.S. Subject to Section 404 Jurisdiction for the Atkinson Lane Specific Plan
 - EcoSystems West - Map of Potential Jurisdiction Wetlands and Waters of the U.S.
- Department of the Army, U.S. Army Corps of Engineers letter dated November 2, 2021

Wild and Scenic Rivers

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

ENVIRONMENTAL JUSTICE

Environmental Justice

- US EPA – EJScreen Report (Version 2019)

Environmental Assessment Factors

- Atkinson PUD 5183, EXHIBIT B – Planned Unit Development – Conditions of Approval
- Atkinson Lane Specific Plan and PUD, Draft Environmental Impact Report, March 2009
- Atkinson Lane Specific Plan and PUD, Environmental Impact Report Addendum, April 2014
- RBF Consulting – Atkinson Lane Specific Plan dated March 2009
- RBF Consulting – Atkinson Lane Specific Plan and PUD EIR Addendum
- County of Santa Cruz Parcel Information Detail Reports
- County of Santa Cruz Website – Various County Department Sites
- County of Santa Cruz - GIS System – various maps
- City of Watsonville Website
- City of Watsonville General Plan and Zoning Ordinances
- County of Santa Cruz General Plan and Zoning Ordinances
- Pajaro Valley Unified School District Website
- Watsonville Community Hospital Website
- Watsonville Health Clinic Website
- Plazita Medical Clinic Website
- Hyde Elementary Health Center Website
- Watsonville Center Urgent Care Website
- City of Watsonville Website <https://www.cityofwatsonville.org/1104/GHWR-Youth-Center>
- Youth NOW Student Center Website <https://www.youthnowcenter.org>
- Women, Infant and Children (WIC) (Services at La Manzanita Community Center)
<https://www.wicprograms.org/ci/ca-watsonville>
- Haro, Kasunich & Associates- Geotechnical Investigation, June 2021
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from:
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning
- Cal Fire “Very High Fire Hazard Severity Zones in LRA” map
- Atkinson Lane Specific Plan Traffic Impact Analysis (TIA)
- Santa Cruz Metropolitan Transit District (SCMTD) Website
- Watsonville Scenic Trails Network
- *A Tree Inventory and Preliminary Impact Assessment* prepared by Kurt Fouts, March 4, 2020
- *Arborist Report – Tree Protection Plan* prepared by Kurt Fouts, May 23, 2021
- USGS Watsonville West Quadrangle
- NEPAssist
- Google Earth
- Google Maps

List of Permits Obtained:

No permits have been obtained at this time.

Public Outreach [24 CFR 50.23 & 58.43]:

- MidPen Housing held a community meeting for the proposed Pippin Phase II development on November 19th, 2020, at 7 p.m. Due to the ongoing coronavirus pandemic, the community meeting was held virtually, via Zoom. The purpose of this meeting was to gather feedback from neighbors and community members on the proposed design, as required in County Code Section 18.10.211 for all level 6-7 development projects. In accordance PUD 5183, all 151 neighbors were notified of the community meeting, as well as the planning Director and County Supervisor for the district in which the proposed development is located.

More than 25 individuals attended the community meeting. Attendees included MidPen staff, members of the design team, City of Watsonville staff, County of Santa Cruz staff, Supervisor Caput, community members and neighbors.

The majority of the feedback we received was extremely positive. A teacher in the Pajaro Valley Unified School District talked about the need for affordable housing for families with children. A farmworker advocate described the shortage of farmworker housing in the Pajaro Valley and praised the development for preferencing 49% of the units for farmworkers. Many community members complimented the vivid colors chosen by the design team. One neighbor expressed concern over increased parking on Atkinson Lane, which he says is already very crowded and another with homeless encampments in the wetlands/riparian area.

- There is a pending meeting with the Planning Commission and a final meeting with the County Board of Supervisors with dates to be determined.

Cumulative Impact Analysis [24 CFR 58.32]:

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The following Alternatives were considered for their environmental impacts and how well each met the project's objectives with the intent of identifying the environmentally superior alternative.

Alternative #1 – No Project Alternative

Alternative #2 – Proposed Project Without the Wagner Avenue Extension

Alternative #3 – Reduced Density (Six to Nine Units per Acre)

Alternative #4 – Alternative Project Design

The Alternatives evaluation concluded that “Alternative #1 – No Project Alternative” was the environmentally superior alternative but was less consistent with project objectives than building the project as proposed. “Alternative #2 – Proposed Project Without the Wagner Avenue Extension” was determined to be the environmentally superior alternative and was similar in consistency with project objectives as the proposed project. Alternative #2 had similar or less impacts in all areas except Transportation and Circulation where it had greater impacts.

No Action Alternative [24 CFR 58.40(e)]:

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community.

Summary of Findings and Conclusions:

The County of Santa Cruz finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of County and other agency required measures during construction, along with other conditions required for County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the availability of affordable housing and reducing overcrowding and excessive housing cost burdens among lower-income households in the area.

The project will benefit the County of Santa Cruz and low-income residents needing affordable rental housing by providing high-quality affordable housing in a desirable area with access to employment opportunities and all standard community services.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

- In March 2009, the County of Santa Cruz, as the lead CEQA agency, prepared a CEQA Environmental Impact Report and an Addendum in April 2014 for all phases of the proposed project, including the project site.

- Conditions of Approval for the project are contained in “EXHIBIT B – Planned Unit Development – Conditions of Approval, attached hereto and incorporated herein by reference, as well as the Mitigation Monitoring and Reporting Program, attached hereto and incorporated herein by reference, which specify the Conditions and mitigations that must be complied with in order to obtain final Project approval and permits and which must be adhered to prior to, during, and after construction, which include, but are not limited to, those listed below.

Law, Authority, or Factor	Mitigation Measure
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>MM 3.3-1: <i>Project applicants limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g. finish grading) during all phases of construction activities within the Atkinson planning area in accordance with the Monterey Bay Unified Air Pollution Control District CEQA Guidelines. If the modified project requires that grading and excavation exceed those acreages, project applicants shall implement the following fugitive dust measures during grading and excavation and incorporate these measures on all grading plans for future development within the planning area subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department:</i></p> <ul style="list-style-type: none"> • <i>Water all active construction areas at least twice daily;</i> • <i>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;</i> • <i>Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;</i> • <i>Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;</i>

- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
- Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.);
- Limit traffic speeds on unpaved roads to 15 mph;
- Install appropriate best management practices or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible;
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;
- Limit the area subject to excavation, grading and other construction activity at any one time;
- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints (the person shall respond to complaints and take corrective action within 48 hours); and
- Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance).

MM 3.3-3: Fireplaces proposed for future residential development within the planning area shall be gas-fired and meet U.S. Environmental Protection Agency (EPA) certification requirements. The use of wood-burning fireplaces or wood burning stoves shall be prohibited in perpetuity on all residential properties included within the modified Project Applicant project and shall be recorded on the title of all parcels and run with the land. This measure shall be demonstrated on all proposed tentative maps and improvement plans prior to approval of building permits within the planning area. In addition, project applicants within the planning area shall consider implementation of MBUAPCD-recommended mitigation. The City of Watsonville Community Development Department and the County of Santa Cruz Planning Department shall review proposed tentative maps and improvement plans to identify emission reduction measures that are incorporated into the plans and staff may recommend additional measures as practical and feasible including the following:

- Incorporate energy-efficient appliances into residential uses.

	<ul style="list-style-type: none"> • <i>Orient buildings to minimize heating and cooling needs;</i> • <i>Provide shade trees to reduce cooling needs;</i> • <i>Include energy-efficient lighting systems;</i> • <i>Include solar water heaters or centralized water heating systems; and</i> • <i>Increase insulation beyond Title 24 requirements to minimize heating and cooling needs.</i>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p><i>MM 3.7-7: The City of Watsonville Community Development Department and the County of Santa Cruz Planning Department shall ensure that project applicants properly close and abandon all groundwater wells within both phases of the modified project pursuant to applicable federal, state, and local regulations prior to grading activities. Soils located within the vicinity of the water wells shall be inspected. If any stained soils are observed surrounding the water wells shall be sampled and in the event that subsequent testing indicates the presence of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</i></p> <p><i>MM 3.7-8a: The project applicants shall hire a qualified hazardous materials consultant with Phase I and/or Phase II experience to review files for the off-site property located at 1488 Freedom Boulevard prior to construction activities during all phases of the modified project. Should files indicate that the property located at 1488 Freedom Boulevard may have impacted the planning area, Phase II testing shall occur to confirm or deny the presence of contaminated groundwater prior to construction activities. If unanticipated contaminated groundwater is found during construction activities, the project applicants shall ensure that proper safety/handling procedures are followed involving contaminated groundwater within the planning area during phase 1a/Remainder of the modified project subject to review and approval by the City of Watsonville and County of Santa Cruz.</i></p> <p><i>MM 3.7-8b: If unknown wastes of suspect materials are discovered during construction activities associated with phase 1a and 1b/Remainder of the modified project, the project applicants shall immediately stop work in the vicinity of the suspected contaminant; remove workers and the public from the area; notify the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department; secure the area as directed by the Project Engineer; and notify the Hazardous Waste/Materials Coordinator. In the event that testing indicates the presence of hazardous materials beyond acceptable thresholds, a</i></p>

work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.

MM 3.7-9: *Prior to issuance of a grading permit for future development within the County Entitlements Area on 019-236-01 and 048-221-09 of the modified project, the project applicants shall retain a qualified hazardous materials professional to conduct a Phase II Soil Investigation in order to adequately test the surface soil and subsurface soil for pesticide residues in accordance with the Department of Toxic Substances and Control (DTSC) and CalEPA Guidance Manual Interim Guidance for Sampling Agricultural Fields for School Sites, Second Revision (DTSC and CalEPA 2004) to provide a uniform approach for evaluating former agricultural properties where pesticides have been applied. The soil sampling and testing program shall be subject to review and approval by the City of Watsonville and County of Santa Cruz. Soil sampling and testing shall include, but not be limited to the following in accordance with the DTSC and CalEPA guidance documents: sampling the freshwater marsh in the western portion of the planning area adjacent to the former agricultural areas of the planning area; sampling each area of a parcel which historically produced different agricultural crops; sampling of one surface soil sample from zero to six inches and one sub-surface sample from two to three feet with the minimum number of samples based on the size of the parcel; and analytical testing for these samples for pesticide residues, including but not limited to include DDT and its derivatives DDD and DDE, toxaphene, dieldrin, and aldrin.*

In the event that subsequent testing indicates the presence of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations. All subsequent testing and remediation activities are subject to review and approval by the County of Santa Cruz Environmental Health Department and the City of Watsonville prior to issuance of a grading permit.

MM 3.7-10: *[Applies to Parcel 019-236-01] Project applicants within all phases of the planning area shall file an overflight easement with the City of Watsonville to run with the title of the property as disclosure and notice in deeds at the time of transfer or sale of all properties within the planning area. The disclosure shall inform future property owners that their property is located in an airport approach zone and that the City of Watsonville has the right to regulate or prohibit light emissions, either direct or indirect which may interfere with pilot vision; regulate or prohibit release into the air any substances that would*

	<p><i>impair the visibility or otherwise interfere with the operation of aircraft including steam, dust, and smoke; and regulate or prohibit electrical emissions which would interfere with aircraft communication systems or navigational equipment. The easement shall run with the land until such time the Watsonville Municipal Airport is no longer in use.</i></p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>The County proposed, and USFW concurred in its October 4, 2021, letter, to implement the following avoidance and minimization measures that were included for Phase I, which include the following:</i></p> <ol style="list-style-type: none"> <i>1. The credentials of biologists will be submitted to the U.S. Fish and Wildlife Service (Service) for review and approval at least 30 days prior to the onset of project activities.</i> <i>2. Initial project activities (including but not limited to ground disturbance and vegetation removal) will occur during dry weather, during the day, preferably before newly metamorphosed frogs disperse, and when California red-legged frogs are less likely to be migrating between aquatic environments. Initial ground disturbing activities will occur between June 1 and October 15.</i> <i>3. Prior to initiating project activities, the boundaries of the work area will be marked with materials that are not potentially injurious to wildlife. With the input of the Service-approved biologist, appropriate fence materials will be installed. Project activities will take place within these marked boundaries to ensure minimum impact to the area.</i> <i>4. Prior to initiating any project activities, a temporary wildlife barrier will be installed between the work area(s) and habitat features providing potential California red-legged frog habitat (e.g., wetland, ephemeral drainage, agricultural basin, and Corralitos Creek). A service-approved biologist will work with the appropriate agencies to develop designs of a barrier that will prevent entrapment or potentially harm to California red-legged frogs or other sensitive species. The Service-approved biologist will inspect the barrier daily to ensure no California red-legged frogs or other sensitive species are located along the fence. In the event a California red-legged frog is observed along the fence, all on-site activities will cease and appropriate agencies will be contacted immediately. No California red-legged frogs or other sensitive species will be handled or moved without pre-approval from the appropriate agencies.</i> <i>5. Any wetland, ephemeral drainage, riparian, upland forest, grassland, ruderal, or scrub habitats will be inspected by an approved biologist before and during any clearing of</i>

vegetation or any other ground disturbing activities to ensure no California red-legged frogs are present during these activities.

6. Before any project activities begin, a Service-approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include: (1) a description of the life history of California red-legged frogs and any other sensitive resources and habitat information, (2) general measures to be implemented to conserve the California red-legged frog and other sensitive resources as they relate to the project, (3) the boundaries of the project, and (4) education about the need to halt activities and avoid handling or moving any California red-legged frog or other sensitive wildlife if encountered in the work area. Brochures, books, and briefings may be used in the training session, provided that a Service-approved biologist is on hand to answer any questions.

7. Where trenching occurs, an escape ramp will be installed at each end of the open trench to avoid wildlife entrapment. The ramp may be constructed of dirt fill, wood planking, or other suitable material that is placed at an angle of 30 degrees or less. Open segments of trench will be backfilled as soon as possible to avoid wildlife entrapment.

8. Workers will check for wildlife under all equipment before use. If any species status wildlife is observed under equipment or within the work area, the animal will not be disturbed or handled. Project activities will cease and the Service will be contacted for further guidance.

9. During project activities, all trash that could attract predators will be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris will be removed from work areas.

10. Fueling and maintenance of vehicles and other equipment and staging areas will not occur within or near wetland or riparian habitats or water bodies. A plan to allow a prompt and effective response to accidental spills will be developed. All workers will be informed of the importance of preventing spills and of the appropriate measures to be taken should a spill occur. The Service will be contacted regarding spills if the approved biologist anticipates that impacts to California red-legged frogs may occur as a result of the spill.

Additional Mitigation Measures:

MM 3.4-1: Subject to review and approval by the County of

Santa Cruz Planning Department and the City of Watsonville Community Development Department, project applicants shall ensure that all construction and staging activities occur outside of APN 048-211-24 (PG&E parcel) containing Santa Cruz tarplant during all phases of the modified project. Prior to construction activities, project applicants shall install temporary construction fencing and informative signs around the perimeter of APN 048-211-24 as construction occurs in the vicinity of this parcel. The location and integrity of the fence shall be verified in the field by County or City staff prior to grading and periodically checked throughout the construction period. Following construction, project applicants within the County Entitlements Area shall install permanent fencing around the perimeter of APN 048-211-24.

MM 3.4-2b: *Project applicants shall have a USFWSS-approved biologist conduct CRLF preconstruction surveys a minimum of 48 hours prior to initiation of project activities. Pre-construction surveys shall consist of two days and two nights, spaced a week apart, with notification to the USFWSS.*

MM 3.4-3a: *Based on the lack of suitable habitat within the onsite pond and the absence of a viable population of WPTs, the following shall be implemented.*

During preconstruction surveys, all captured western pond turtles shall be permanently relocated under the direction of the qualified herpetologist in consultation with CDFW. In addition, a Habitat Enhancement Plan shall be prepared by a qualified wetland ecologist, hydrologist and landscape architect that includes the following improvements to the wetland:

- (a) Removal of non-native vegetation;*
- (b) Development of a wetland and upland planting plan to benefit wetland functions and values;*
- (c) Revegetation of the wetland buffer with native riparian and upland species;*
- (d) Development of a monitoring program; and*
- (e) Development of success criteria for habitat enhancement*

MM 3.4-3d: *Prior to construction, exclusionary fencing shall be established around the perimeter of the 50-foot wetland buffer area around the freshwater marsh and seasonal wetland to prevent any potentially uncaptured western pond turtles from entering construction areas. The fencing shall be marked by highly visible signage indicating that human activity is prohibited within these areas. A qualified biologist shall be present during placement of the exclusionary fencing to ensure that no pond turtles are impacted. The establishment of pond turtle exclusion fencing*

shall only occur between the months of September and March outside of the breeding season.

MM 3.4-3e: *All captured pond turtles shall be tagged and fully documented at the time of capture (e.g., number, sex, age, carapace length, weight, overall condition, etc.). All non-native turtles that are captured shall also be documented and not returned to the wild. Trapping requirements, the holding location and required care during the holding period shall be coordinated with the CDFW and included in the Habitat Enhancement Plan.*

MM 3.4-3f: *A “Species Sensitivity Training” program will be established for western pond turtle during all phases of the modified project. This program will be designed to educate construction personnel about the mitigation measures required for the execution of the project. All construction personnel will attend the sensitivity training that will provide instruction on western pond turtle identification, status and detailed protocol of the actions that should be taken in the event that a western pond turtle is encountered onsite during construction activities.*

MM 3.4-3g: *During the Construction of project sites located within the County Entitlements Area, exclusion fencing shall be placed around the adjacent perimeter of the wetland buffer to preclude any potential turtles from entering the construction area. In addition, brightly colored temporary construction fencing shall also be placed along the adjacent perimeter to keep out construction personnel and equipment.*

MM 3.4-3h: *To avoid harming WPT that may have evaded trapping (MM 3.4-3ca), project applicants shall implement the following measures during Phase 1a & b/Remainder of construction.*

- Where trenching occurs, provide an escape ramp at each end of the open trench to avoid entrapment. The ramp may be constructed of dirt fill, wood planking, or other suitable material that is placed at an angle of 30 degrees or less. Backfill open segments of trench as soon as possible to avoid entrapment.*
- At the beginning of each day, check under all parked equipment for WPT before use. If any WTP are observed under equipment or within the work area, do not disturb or handle it. Cease project activities and contact the CDFG and the City or County for further guidance.*
- During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.*

- *All fueling and maintenance of vehicles and other equipment and staging areas shall not occur within or near wetland and/or riparian habitats or water bodies. A plan to allow a prompt and effective response to accidental spills shall be developed. All workers shall be informed of the importance of preventing spills and of the appropriate measures to be taken should a spill occur. The agencies should be contacted regarding spills if the approved biologist anticipates that impacts to WPT may occur as a result of the spill.*
- *Smoke in areas clear of vegetation and away from hazardous materials. Dispose of cigarette butts in an appropriate area away from the planning area.*

MM 3.4-3i: *Before and during clearing of vegetation, or initial ground disturbing activities, a qualified biologist shall conduct a preconstruction survey for the WPT.*

MM 3.4-3j: *Access into the freshwater marsh habitat and associated wetland buffer by humans and/or their pets shall be discouraged. Permanent signage shall be placed at the perimeter of the wetland buffer area clearly stating that people and their pets should not enter the wetland area or associated buffer due to the presence of sensitive habitat.*

MM 3.4-3k: *Monitoring of the revegetation areas shall be conducted for a period of three years or until success criteria have been met, vegetation is established, and exotic species are controlled.*

MM 3.4-4a: *Future development within the planning area shall retain mature trees to the extent possible and replace removed trees with in-kind species and vegetation structure within the planning area. Tree replacement shall be indicated on landscape plans subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department.*

MM 3.4-4b: *If the project applicant cannot avoid construction activities outside of the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified wildlife biologist shall conduct avian nest surveys prior to construction activities that may disturb nests (e.g. vegetation clearing, tree removal, grading, large equipment operation, or demolition) within the Atkinson planning area. These surveys shall include special-status birds, and all birds (and their nests) protected under the MBTA, and shall encompass the planning area and a 200-foot-wide buffer, to examine nearby tree stands and structures. If an active nest is found, it will be necessary to consult with the appropriate resource agencies (CDFW, USFWSS) to determine appropriate construction buffers or other avoidance measures. If nesting*

or wintering special-status birds are not found, no further action would be necessary.

MM 3.4-4c: *If the project applicant cannot avoid construction activities during the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified biologist shall conduct a specific yellow warbler nest survey in the riparian and scrub habitats of the Atkinson planning area during phase 1a and 1b/Remainder of the modified project during this period. If active nests are found within the planning area, a minimum 250-foot construction buffer shall be established during the peak of the warblers breeding season (April through July), or until the young have fledged. A qualified biologist shall monitor the activity of any warbler nests to determine when construction activities may re-commence within the established buffer area.*

MM 3.4-5: *Prior to initiation of project activities including, but not limited to, vegetation, snag, and tree removal and demolition of structures on Assessor Parcel Numbers: 019-226-042, 048-211-25, 048-221-09, or loud construction-related noise within the work area, the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department shall require that project applicants within the planning area implement the following measures:*

- Conduct a pre-construction survey for bats over a minimum of four visits at least 15 days prior to the beginning of tree/vegetation removal, building demolition and other project activities, to determine if the area is being actively utilized by bats for spring/summer maternity colonies (April to September). Surveys shall also include determining if any trees or buildings marked for removal have characteristics that make them suitable bat roosting habitat (e.g., hollows, broken limbs, crevices, etc.). For any trees/snags that could provide roosting space for bats, thoroughly evaluate the trees/snags to determine if a colony is present prior to trimming or cutting. Visual inspection, trapping, and acoustic surveys may be utilized as initial techniques. Special permits from CDFW are required if trapping is conducted. Removal of any native riparian tree shall be preceded by a thorough visual inspection of foliage to reduce the risk of displacing or harming foliage roosting bats. If no roosting bats are observed, no further mitigation would be required.*
- If a tree or structure is determined not to be an active roost site, it may be immediately trimmed or removed. If the tree or structure is not trimmed or removed within four days of the survey, repeat night survey efforts.*
- Removal of occupied trees/snags or structures shall be mitigated for by the creation of a snag or other artificial roost structure within suitable habitat located in the*

planning area. With the input from a professional bat specialist and coordination with CDFW, design alternative roost structure(s) that provide suitable habitat for evicted or displaced bats. Depending on the species, artificial roost structures may not be appropriate. Coordinate with CDFW for acceptable mitigation alternatives.

- Protect maternity colonies that have pre-volant young (not yet able to fly). If active bat roosts are observed during the maternity roosting season, avoid disturbing the roost until after all juvenile bats are able to fly from the roost. The project biologist must confirm there are no pre-volant young present before a colony is displaced. It is assumed that after September 1 colonies have no pre-volant young.
- Coordinate with CDFW and a biologist that is permitted to handle special-status bats to develop appropriate exclusion methods if necessary. Project activities involving potential disturbances to roosting bats shall correspond with the time frame stated in the California Fish and Game Commission regulations. The CFGC stipulates bats may be excluded from occupied roosts in two time periods; between September 1 and October 15 and between February 15 and April 15 (CFGC 2006). If bats are found roosting within these time frames, it may be necessary to passively exclude them from trees or structures scheduled for removal. If necessary, prior to initiating project activities, passive exclusion methods shall be installed for a minimum of two weeks and monitored by a qualified biologist within the appropriate time frames above. At a minimum, monitoring efforts shall include conducting acoustic and evening emergence surveys.

- In addition to the above mitigation measures, future development within the Atkinson planning area would be required to comply with each jurisdiction's erosion control ordinances and comply with the National Pollution Discharge Elimination System (NPDES) permitting requirements for construction of site stormwater discharges in accordance with mitigation measure **MM 3.8-2 in Section 3.8: Hydrology and Water Quality.**

Farmlands Protection

Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658

***MM 3.2-2a:** A 200-foot interim agricultural buffer shall be established, consistent with Policy 5.13.23 (Agricultural Buffers Required) in the Santa Cruz County General Plan and Section 16.50.095 in the Santa Cruz County Code for development applications involving APN 048-221-09.*

- The buffer shall include a six to eight foot barrier (e.g. vegetated fencing) adjacent to the agricultural uses and no part of the agricultural buffer shall be used for public recreation, park purposes, trails, picnic areas, road or sidewalks or other uses that would encourage public use of the buffer area, except for the construction and maintenance of the Brewington Avenue extension and other infrastructure needed to support housing project(s) authorized within the County Entitlements Area. Sidewalks and bicycle lanes shall be allowed on the western portion of the public streets located within the buffer but restricted on the eastern portion of the street.

*Mitigation measure **MM 3.2-2a**, above, requires incorporation of an agricultural buffer within Phase 1b/Remainder (County site) that is consistent with the proposed PUD Amendment/Modifications to the Approvals. It will also be subject to review and approval, with appropriate conditions regarding agricultural buffer design, by the County of Santa Cruz Planning Department and Agricultural Policy Advisory Commission. In addition the mitigation measures ensure that future residents are notified of potential agricultural/urban conflicts.*

***MM 3.2-2c.** Consistent with Policy 5.13.31 (Agricultural Notification Recordation for Land Divisions) in the Santa Cruz County General Plan, project applicants within the planning area shall file a Right-to-Farm Notification Statement to run with the Title as disclosure and notice in deeds at the time of transfer or sale of all properties or projects within the County Entitlements Area. The statement shall inform any future property owners of the continuation of agricultural activities, including agricultural processing, in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future residents.*

Historic Preservation

National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800

***MM 3.5-1a:** Project applicants within County Phases 1a and 1b/Remainder of the modified project shall comply with Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code (Native American Cultural Sites Ordinance), which includes regulations for the protection, enhancement, and perpetuation of Native American cultural sites. If human remains or any artifact or other evidence of a Native American cultural site are found during ground disturbance or excavation, the project applicant(s) shall cease and desist from further excavations and disturbance within 200 feet of the discovery; stake around the discovery in accordance with the requirements in the ordinance; and notify the Sherriff-Coroner if the discovery contains human remains or the Santa Cruz County Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.*

***MM 3.5-1b:** Project applicants within City Phase 1a of the modified project shall ensure that if any previously undisturbed cultural, historic, or archaeological resources are uncovered in the course of site preparation, clearing or grading activities that the City of Watsonville Community Development Director is notified and operations within 200 feet of the discovery are halted until such time as a qualified professional archaeologist can be consulted to evaluate the find and recommend appropriate action. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented subject to review and approval by the City of Watsonville Community Development Department.*

***MM 3.5-1c:** If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:*

- The Santa Cruz County Sheriff-Coroner has been informed and has determined that no investigation of the cause of death is required, and*
- If the remains are of Native American origin,
 - The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98,**

	<p><i>or The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><i>MM 3.10-1a:</i> <i>To minimize impacts associated with short-term construction noise, the County of Santa Cruz Planning Department shall ensure that project applicants incorporate the following noise control measures into construction contracts for future development of the modified project in accordance with Policy 6.9.7 County of Santa Cruz General Plan:</i></p> <ul style="list-style-type: none"> <i>• Limit construction that involves motorized equipment to Monday through Friday from 7:30 am to 4:30 pm to avoid the times of day and the days of the week when noise effects would cause the greatest annoyance to residents and to those using the area for recreation;</i> <i>• Allow exceptions to the specified construction hours only for construction emergencies and when approved by the County of Santa Cruz Planning Department; and</i> <i>• Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.</i> <p><i>MM 3.10-1b:</i> <i>To reduce the effects of construction noise, the City of Watsonville Community Development Department shall ensure that the project applicants include the following on all construction contracts for future development within City Phases 1a of the modified project:</i></p> <ul style="list-style-type: none"> <i>• Restrict construction activities within 1,500 feet of noise sensitive receptors between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall occur on legal holidays. Equipment maintenance and servicing shall be confined to the same restrictions;</i> <i>• Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;</i> <i>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors;</i> <i>• Operate earthmoving equipment on the construction site, as far away as practical from noise sensitive receptors;</i> <i>• Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and</i> <i>• Post construction hours, allowable workdays, and the phone number of the job superintendent at all construction</i>

	<p><i>entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receive a complaint during construction activities, the superintendent shall investigate, take appropriate corrective actions, and report the action taken to the reporting party.</i></p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p><i>In order to comply with 24 CFR 55.12(c)(7)(iii), a permanent Restrictive Covenant for Wetlands governing the property will be required to be entered into by the project developer prior to beginning construction on the project site.</i></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p><i>MM 3.6-1: Future development within the planning area shall be designed in accordance with the requirements of the current edition of the CBC. Project applicants within the planning area shall consult with a qualified engineer to prepare a design level geotechnical report in accordance with the CBC and the recommendations contained with the Feasibility Level Geotechnical Investigation and Engineering Geology Report, prepared by Pacific Crest Engineering in March 2009. Recommendations included in the Feasibility Geotechnical Investigation and Engineering Geology Report include: site grading, cut and fill slopes, erosion control, utility trenches, surface drainage, pavement design, and soil corrosivity. Prior to final inspection, project applicants shall provide certification from a qualified professional that all development has been constructed in accordance with all geologic and geotechnical reports.</i></p> <p><i>MM 3.6-2: Project applicants shall consult with a qualified engineer to perform a quantitative evaluation of liquefaction and liquefaction-induced lateral spreading in conjunction with a design level geotechnical report for future development within the planning area. The evaluation shall be in accordance with the recommendations contained within the Feasibility Level Geotechnical Investigation and Engineering Geology Report prepared by Pacific Crest Engineering in March 2009. The design level geotechnical report shall also specify foundations and structural elements that are designed to resist forces and potential ground settlement generated by liquefaction and lateral spreading and shall incorporate the following into the final site plans, unless the additional analysis indicates it is not necessary:</i></p> <ul style="list-style-type: none"> <i>• Development shall be set-back a minimum of 50 feet from the delineated wetland boundary (Appendix D) for the pond located in the western portion of the planning area. The 50 foot set back should apply to the 100-year</i>

flood plain elevation or ordinary high water mark of the pond, and

- *Development shall be constructed upon a structural mat foundation system; likely consisting of a 12-inch thick concrete slab, with one or two layers of reinforcing steel placed within the mat.*

*- Compliance with the respective erosion control ordinances and acquisition of the NPDES General Permit for construction activities as required by **MM 3.8-2** in **Section 3.8: Hydrology and Water Quality** would ensure that potential soil erosion impacts associated with the modified project would be less than significant.*

***MM 3.8-1a:** Future development within the County Entitlements Area of the Atkinson planning area shall identify a detailed final drainage plan and analysis demonstrating maintenance of the predevelopment 2-year, 2-hour release rate and storage as well as the 5-year predevelopment release rate while providing storage volume for the post development 25-year storm consistent with the County of Santa Cruz performance standards or equivalent methods, and retaining the existing functions of storage, filtration, infiltration and evaporation of stormwater. The final drainage control plans shall include: detailed hydrologic modeling, existing facilities, soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Program compliance; and facility maintenance to ensure for long-term vegetation maintenance and access. All drainage improvements shall be subject to review and approval by the County of Santa Cruz Public Works Director and the City of Watsonville Public Works Director. County Public Works staff shall confirm that the onsite stormwater detention facilities have been constructed in accordance with approved plans.*

***MM 3.8-2:** In order to comply with the National Pollution Discharge Elimination System (NPDES), requirements for construction of site storm water discharges, project applicants shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) if construction exceeds one acre or more within the planning area. The SWPPP shall specify how the discharger will protect water quality during construction activities subject*

to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department. These measures shall include but are not limited to the following:

- design and construction of cut and fill slopes in a manner that will minimize erosion;
- protection of exposed slope areas;
- control of surface water flows over exposed soils;
- use of wetting or sealing agents or sedimentation ponds;
- limiting soil excavation in high winds;
- construction of beams and runoff diversion ditches; and
- use of sediment traps, such as weed-free straw bales and/or straw waddles.

In addition, project applicants shall implement the following measures during construction activities within the planning area:

- Stabilize and revegetate all areas of disturbed soil with appropriate native species. Monitor revegetation success and take remedial measures as necessary;
- When hay or straw is used in erosion control, ensure that it is weed free;
- If possible, conduct work during low- or no-flow periods. Consult weather forecasts from the National Weather Service at least 72 hours prior to performing work that may result in sediment runoff; and
- Inspect and clean all equipment of soil containing noxious or invasive weeds or fungus before arriving on site. If any imported fill material is necessary to bring to the site, present evidence certifying the material is void of any noxious or invasive species or pollutants.

- Implementation of mitigation measure **MM 3.8-1a** would require that future development prepare a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 10-year storm event for Phase 1a & 1b/Remainder Project Applicant (County site) and the 25-year storm event for buildout of the planning area consistent with the conceptual stormwater plan in the proposed Specific Plan.

- As required by mitigation measure **MM 3.8-1a** the modified project is anticipated to contain stormwater runoff within the planning area, would not increase stormwater runoff over existing conditions and therefore would not result in flooding within the planning area or in the vicinity of the planning area.

- Implementation of mitigation measure **RM 3.12-1** would

	<p><i>ensure that funding of additional services would be handled through levies paid by future development in order to meet acceptable thresholds, including the projects “fair share” of funding for stormwater infrastructure.</i></p>
<p>Community Facilities and Services</p>	<p><i>RM 3.12-1:</i> <i>To fund a potential gap in funding for municipal services, if deemed necessary the City of Watsonville and the County of Santa Cruz shall work cooperatively to define and implement the appropriate funding mechanism(s) (e.g. a municipal services mitigation payment, establishment of a community facilities district [CFD], a Mello Roos, etc.) to ensure that the modified project pays its fair share to support municipal services.</i></p> <p><i>- Implementation of mitigation measure RM 3.12-1 would ensure that funding of additional law enforcement services would be handled through a funding mechanism between the City and the County to ensure that the proposed service to the planning area project pays its “fair share” of funding.</i></p> <p><i>- Implementation of mitigation measure RM 3.12-1 would be handled through a funding mechanism between the City and the County to ensure that the modified project pays its “fair share” of funding in order to meet acceptable thresholds, including the projects “fair share” of funding parks and recreation facilities.</i></p> <p><i>- Implementation of mitigation measure RM 3.12-1 would be handled through a funding mechanism between the City and the County to ensure that the modified project pays its “fair share” of funding for library facilities.</i></p> <p><i>- Future development within the planning area would be required to pay applicable development impact fees at the time of issuance of the building permits. The County and the City will enter into an agreement to fund infrastructure costs for the modified project not covered by City or County impact fees and taxes. Funding of additional services would be handled through levies on future development in order to meet acceptable thresholds as required by mitigation measure RM 3.12-1.</i></p> <p><i>MM 4-3:</i> <i>The City’s groundwater impact fee program shall apply to all future development within the County Entitlements Area. In addition, future development shall be required to ensure that project water demand is fully offset (at a ratio of 1.2:1) either by comparing pre-development water demand to post development water</i></p>

	<p><i>demand or by participating in a water offset program with fixture and landscaping replacements in the City's water service area or, a combination of both. The project applicants shall be responsible for working with the City, or their designee, in developing an offset program that achieves the water saving objectives and shall bear the costs associated with the offset program including any additional replacement of plumbing fixtures and landscaping retrofits identified in the City water service area to meet the stated goals. Pre-development water demand shall be accounted for on a per parcel basis.</i></p>
<p>Transportation and Accessibility</p>	<p><i>MM 3.13-5: Prior to occupancy of the proposed project, project applicants within the County Entitlements Area shall pay their proportional fair share towards improving the eastbound approach on Holohan Road at the East Lake Avenue (Highway 152)/Holohan Road intersection to include a dedicated eastbound left-turn lane, a shared eastbound left-turn lane, a shared eastbound left-turn/through lane and a dedicated right-turn lane. The estimated cost of this improvement is \$1,225,100. Phase 1a (MidPen Housing project) of the modified project would pay a fair share contribution of 0.40 percent of the estimated improvement cost (\$4,900), while developments within the remainder of the County Entitlements Area would pay an estimated 1.75 percent (\$21,439) of the estimated improvement cost as its percent fair share contribution (see Table 3.13-3). To fund this improvement, project applicants shall pay the Pajaro Valley Planning Area traffic impact fee to the County of Santa Cruz towards construction of this planned improvement in the County's Capital Improvement Program (CIP). Payment of impact fees to the County will cover the above fair share contribution levels as well as meet other impact fees purposes.</i></p> <p><i>MM 3.13-6: Prior to occupancy of the proposed project, project applicants within the County Entitlements Area shall pay their proportional fair share towards installation of a traffic signal at the Highway 1 NB Ramps/Harkin Slough Road and the Highway 1 SB Ramps/Harkin Slough Road intersections. This signal shall be coordinated/interconnected with the intersection of Harkins Slough Road/Green Valley Road due to the close spacing of these intersections and the potential overflow of queues and the new signal at the southbound ramp terminal. The estimated cost of this improvement is approximately \$424,700. Phase 1a (MidPen Housing project) of the modified project would shall pay a fair share contribution of 0.18 percent (\$764) of the estimated improvement cost, while developments within the</i></p>

remainder of the County Entitlements Area would pay an estimated 0.66 percent (\$2,803) of the estimated improvement cost as its percent fair share contribution (see Table 3.13-3). The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees to the City of Watsonville towards construction of this improvement prior to issuance of building permits. Payment of traffic impact fees to the City and County will cover these fair share contribution levels as well as meet other impact fee purposes. The City of Watsonville shall coordinate with Caltrans on improvements to this intersection.

MM 3.13-7: Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of a second through and right-turn lane on the Airport Boulevard approach from Highway 1 and a second left-turn lane on Freedom Boulevard at the Airport Boulevard/Freedom Boulevard intersection. The receiving leg on Airport Boulevard shall be widened in order to accommodate the additional through-lanes. The estimated cost of these improvements is approximately \$855,100. Phase 1a of the modified project would pay a fair share contribution of 0.98 percent (\$8,380) of the estimated improvement cost while developments within the remainder of the County Entitlements Area would pay an estimated 3.50 percent (\$29,929) of the estimated improvement cost as the fair share contribution. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees towards construction of this improvement. Payment of traffic impact fees to the City (20 units) and to the County (26 units) will cover these fair share contribution levels as well as meet other impact fee purposes.

MM 3.13-8: Prior to occupancy of the modified project, project applicants within the County Entitlements Area shall pay their proportional fair share towards installation of two roundabouts (one at the northbound hook ramp terminal and one at the Airport Boulevard/Larkin Valley intersection) at the Highway 1 NB Ramps/Larkin Valley Road Intersection. Since the ramp terminal and the intersection of Airport Boulevard/Larkin Valley Road are closely spaced, improvements shall take both intersection operations into

consideration when constructing the proposed improvements. The estimated cost of these improvements is \$1,029,000. Phase 1a (MidPen Housing project) of the modified project would pay a fair share contribution of 0.81 percent (\$8,335) of the estimated improvement cost, while developments within the remainder of the County Entitlements Area would pay an estimated 2.77 percent (\$28,504) of the estimated improvement cost as the fair share contributions. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees towards construction of this improvement. This obligation will be met through payment of traffic impact fees to the City (20 units in Phase 1a), and a portion of the County's impact fees received by the County (\$130 per unit) shall be paid to the City by the County. The City of Watsonville shall coordinate with Caltrans and prepare a Project Study Report for improvements to this intersection.

MM 3.13-11a: The first project applicant on APNs 019-236-01 and 048-221-09 (Lamb properties) shall design, fund and implement the southbound left-turn pocket from Freedom Boulevard to Crestview Drive to lengthen the pocket by at least 25-feet. The existing storage length is 150 feet and the SimTraffic analysis indicated a 95% queue of 175 feet. The estimated cost of this improvement is \$16,300 and shall be funded by the first applicant for development on APN 048-221-09 (Lamb). This improvement shall be either installed by the first applicant prior to occupancy of any portion of these parcels or satisfied through a payment of that amount directly to the City of Watsonville.

MM 3.13-12b: Prior to occupancy of any development on APNs 048-221-09 and 019-236-01 (Lamb), project applicants shall develop and implement a traffic calming plan on Brewington Avenue north of Crestview Drive; along the streets that are affected by the proposed project. The estimated cost of this improvement is \$130,700. This improvement shall be installed by the first applicant prior to final occupancy of any portion of these parcels or satisfied through payment of that amount directly to the City of Watsonville under an approach that may involve a reimbursement agreement, as other future development on the Lamb property may be required to pay their fair shares and reimburse the first applicant.

	<p><i>MM 4-1: Project applicants within the County Entitlements Area shall pay their proportionate fair share towards installation of a traffic signal at the East Lake Avenue/Wagner Avenue intersection prior to occupancy of any development within the modified project area. This obligation will be met through payment of impact fees to the City of Watsonville by the units located on City parcels (i.e., 20 units in Phase 1a), and a portion of the County's impact fees received by the County (\$664 per unit) shall be paid to the City by the County for a total of \$132,700 towards the installation of the signal. The estimated cost of this improvement is \$265,400. The City of Watsonville plans to install a signal at the intersection of East Lake Avenue and Wagner Avenue. The City of Watsonville shall coordinate with Caltrans to approve design and installation of the signal.</i></p>
<p>Vegetation and Wildlife</p>	<p><i>All trees removed due to condition or construction will be replaced at a 2.5:1 ratio.</i></p>

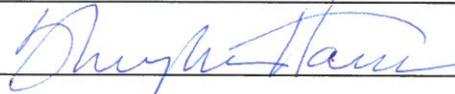
Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 1.12.22

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature:  Date: 1-26-22

Name/Title: Stephanie Hansen / Interim Assistant Director, County of Santa Cruz Planning Department

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).